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# HALDIMAND COUNTY

**Report PDD-03-2025 Information Report - Zoning By-law Amendment  
Application to Facilitate a 115-Unit Townhouse Development, 139-143 King  
Street West, Hagersville**



**For Consideration by Council in Committee on May 20, 2025**

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## **Objective:**

To inform Council of an on-going Zoning By-law Amendment application for the development of 115 street townhouse dwellings (condominium) within the Urban Area of Hagersville, and to hold the statutory public meeting required under the *Planning Act*.

## **Recommendations:**

THAT Report PDD-03-2025 Information Report – Zoning By-law Amendment Application to Facilitate a 115-Unit Townhouse Development, 139-143 King Street West, Hagersville be received.

**Prepared by:** Mark Andrews, M.A., MCIP, RPP, Senior Planner

**Reviewed by:** Shannon VanDalen, MCIP, RPP, Manager, Planning & Development

**Respectfully submitted:** Mike Evers, MCIP, RPP, BES, General Manager, Community & Development Services

**Approved:** Cathy Case, Chief Administrative Officer

## **Executive Summary:**

MHBC Planning, on behalf of Dongab Co. Inc. (owner), has submitted a Zoning By-law Amendment application to facilitate the development of 115 street townhouse dwelling units, arranged into eighteen (18) townhouse blocks ranging in size from four (4) to eight (8) unit groupings. Parking is proposed at a rate of 2.0 spaces per dwelling unit (driveway and garage) for a total of two hundred thirty (230) parking spaces as well as 0.23 spaces per dwelling unit for visitors for a total of twenty-seven (27) visitor spaces. The subject lands are proposed to be accessed via a private road from King Street West that will provide access throughout the proposed development along the length of the site. This road would provide access to all street townhouse units and the twenty-seven (27) visitor parking spaces. An emergency access from Jane Street to the east is also proposed.

The subject report is intended to advise Council of the details relating to the subject application and to assist Council in understanding the potential impacts of the proposal, along with identifying potential matters that need to be addressed prior to staff bringing forward a recommendation on the subject planning application. This report will also provide an opportunity for early public engagement in the planning process, by allowing members of the public to provide comment directly to Council on the submitted applications. Additionally, this allows staff to follow up on public comments and concerns raised, prior to preparing a recommendation report. Once all public comments have been addressed and staff have reviewed and are satisfied with the technical materials submitted, a subsequent recommendation report will be brought forward for Council's deliberation and decision.

## **Background:**

The subject lands are located on the western edge of the urban area of Hagersville (Attachment 1) and are irregularly shaped with an approximate area of 3 hectares (7.4 acres). The lands are known municipally as 139-143 King Street West and legally described as Hagersville Plan 905, Block 1 and 2, Part Lot 1, and Part Lot 16, Parts 1 and 2 on Reference Plan 18R7991. The lands consist of three (3) parcels that are being merged to create one development parcel that is bound by King Street West to the north, Concession 13 Walpole to the west, the former quarry to the south and Jane Street to the east.

The subject lands currently contain two (2) existing single detached dwellings along the King Street West frontage, which are presently vacant and intend to be demolished in order to facilitate the proposal. A small wooded area is also present on the subject lands most of which would be removed to facilitate the proposal.

The lands are surrounded by the following land uses:

- North:** Immediately north of the subject lands is Mississaugas of the Credit First Nation with land uses of single detached dwellings and agricultural operations.
- South:** To the south of the subject lands is the former Hagersville quarry lake and the future Crystal Lake subdivision. Additionally, beyond the quarry lake are more development lands that were zoned in 2024 as part of the proposed Sandusk Subdivision development.
- East:** East of the subject lands are existing residential dwellings along Jane Street and King Street West, as well as a church (Kingdom Hall of Jehovah's Witnesses).
- West:** To the west of the subject lands are limited non-farm residential dwellings on large lots and agricultural lands.

### ***Current Land Use Permissions***

The subject lands are designated "Residential" in the Haldimand County Official Plan (HCOP). The "Residential" designation permits all forms of residential development. The subject lands are identified as being within the built-boundary of the Hagersville Urban Area.

The subject lands are currently zoned as 'Urban Residential Type 1-A "(R1-A)"', which permits low density residential land uses in the form of single detached dwellings. The "(R1-A)" Zone reflects the current development condition in the surrounding area, which is primarily low-density residential development. A Zoning By-law Amendment application has been submitted in order to rezone the lands to an "Urban Residential Type 4 (R4)" zone to facilitate the proposed townhouse development.

### ***Pre-Consultation Meeting and Application Submission***

On August 2, 2023, Dongab Co. Inc. (owner), attended a pre-consultation meeting with the County in order to discuss the proposal, required *Planning Act* applications and supporting technical materials.

In October of 2024, MHBC Planning Ltd., on behalf of Dongab Co. Inc. (owner), submitted a Zoning By-law Amendment application which was formally deemed complete under the *Planning Act* on November 8, 2024. In accordance with legislative requirements, surrounding property owners were notified that a complete application had been received. The application was circulated for comment by the various County departments and external agencies in November of 2024, with a commenting deadline of mid-December. Please refer to the stakeholder impact section of this report for a summary of the internal County staff, external agency, and public comments received to date. As part of the Public Consultation Strategy, given the scale and scope of the proposal, County staff recommended that the proponent host an open house/public information session to share information with the public,

specifically neighbouring residents on the planning application and present background information and to ask questions/provide comments to the project team. This meeting was held in March of 2025 and details of that are provided in the stakeholder impact section of the report.

In support of the application, the proponent's consulting team submitted a number of reports to justify the proposed development, and technical studies and plans to demonstrate the suitability of the proposed development. These are listed in the following report section and are currently being assessed as part of the application review process.

### ***Subject Application/Development Proposal***

The Zoning By-law Amendment application was submitted to facilitate the development of the subject lands for 115 street townhouse dwelling units arranged into 18 townhouse blocks. The subject lands are proposed to be accessed via a private condominium road extending from King Street West to provide access throughout proposed development along the length of the site. This road will provide access to all street townhouse units and the 27 visitor parking spaces. An emergency access from Jane Street to the east is also proposed with a potential opportunity for a future road connection to the south once the lands are developed. A detailed concept plan is included as Attachment 2 to this report.

Parking is proposed at a rate of 2.0 spaces per dwelling unit (driveway and garage) for a total of two hundred thirty (230) parking spaces, which complies with the parking provisions. Additionally, a total of twenty-seven (27) visitor spaces is proposed to be provided at a rate of 0.23 spaces per dwelling unit, which exceeds our current Haldimand County visitor parking standard of 1 additional space for every 10 units (15 spaces).

Amenity space is also proposed and is located centrally within the site with pedestrian connections and crosswalks planned throughout the development to ensure safe access is provided and maintained to this shared amenity space (Attachment 2). The specifics of the amenity space have not been determined at this stage and it is anticipated that it will be refined through the detailed-design (i.e., Plan of Condominium) stage. In addition, each townhouse dwelling unit will have their own private amenity space in the form of rear yard decks and backyards.

The subject lands are proposed to be rezoned to a site-specific 'Urban Residential Type 4 "(R4.X)" Zone, which permits medium density townhouse dwelling units. The site-specific provisions are proposed to address the following: rear yard setback, amenity area and interpretation of the lot lines, with details as outlined later in this report.

In support of the submitted Zoning By-law Amendment application, the proponent submitted the following supporting materials:

1. Zoning By-law Amendment application;
2. Concept Plan (MHBC Planning Ltd.);
3. Planning Justification Report (MHBC Planning Ltd.);
4. Stage 1-2 Archaeological Assessment for 139 King Street West (Detritus Consulting Ltd.);
5. Stage 1-2 Archaeological Assessment for 143 King Street West (Archaeological Services Inc.);
6. General Vegetation Inventory (JK Consulting Arborists);
7. Civil Engineering Drawings (WalterFedy);
  - a. Existing Conditions and Removals Plan;
  - b. Grading Plan;
  - c. Servicing Plan;
  - d. Erosion and Sediment Control Plan; and,
  - e. Notes and Details Plan.
8. Functional Servicing and Stormwater Management Report (WalterFedy); and,
9. Transportation Impact Study (Paradigm Transportation Solutions Limited).

County staff and agencies have completed their review of the submitted materials and have provided the applicant some questions/comments for their consideration and action. A subsequent resubmission will be required to address staff and external agency comments, which will be deferred to the detailed-design stage (i.e., Plan of Condominium). Each of the submitted technical materials are discussed in more detail in the analysis section of this report.

## **Process**

The purpose of this report is as follows:

1. To advise Council of the details relating to the subject applications (as described above);
2. To provide a summary of key planning and development issues; and,
3. To hold the statutory public meeting to provide an opportunity for the public to identify issues and to provide comments relative to the subject applications prior to Planning staff making a recommendation and prior to Council making a decision.

This is an approach implemented by the County for applications that are identified as complex and/or those that would have a significant public interest component (such as Official Plan and Zoning By-law Amendment applications). This approach allows for the formal public meeting to be held and public input to be received and considered in advance of Planning staff making a recommendation and Council making a decision. It also works as an opportunity for the identification of any issues early on in the process, which is invaluable as it allows for early public engagement in the planning process. It should be noted that through this process a second public meeting is held when the recommendation report comes forward.

## **Analysis:**

The planning considerations identified below apply to this proposal. Planning staff summarize the relevant policies that must be addressed without providing opinion or recommendation and summarize the studies provided with the applications below.

The proposal involves one planning application at this stage, and it is anticipated that a future Site Plan application and/or Draft Plan of Condominium application are forthcoming once the land use has been established in principle:

1. A Zoning By-law Amendment application intended to establish the land use and key performance standards.

## **Planning Act**

The *Planning Act* (Act) is provincial legislation that establishes the framework for land use planning in Ontario. Section 18 of the *Planning Act* sets out the applicable regulations for municipal official plans. Section 34 of the *Planning Act* sets out the applicable regulations for municipal zoning by-laws.

All land use decisions must also have sufficient regard for the matters of provincial interest outlined in Section 2 of the *Planning Act* including, but not limited to:

- The orderly development of safe and healthy communities;
- The adequate provision of a full range of housing, including affordable housing;
- The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- The appropriate location of growth and development, and,
- The promotion of built form that;
  - i. Is well-designed,
  - ii. Encourages a sense of place, and,

- iii. Provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

The proposed development and submitted technical materials are being evaluated to determine if there has been sufficient regard given to the provincial interest in Section 2 of the *Planning Act*.

## **Provincial Policy**

### ***Provincial Planning Statement, 2024 (PPS)***

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and combined the previous Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). The policies contained within the new PPS are similar to the previous provincial documents with respect to encouraging and focusing growth and development within existing settlement areas, such as Hagersville. However, there is increased emphasis on housing policies which is set out in the Vision of the PPS which prioritizes the provision of more residential dwellings:

“Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031.

Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.”

The PPS directs that Planning authorities are to continue providing an appropriate range and mix of housing options and densities to meet projected needs of current and future residents. The proposed zoning by-law amendment for the subject lands has been proposed to support infill residential development within a designated settlement area.

**Planning Comment:** The PPS supports improved land use planning and management, which contributes to a more effective and efficient land use planning system. A key planning matter that will be evaluated is the consistency of the proposal with the Provincial Policy Statement. In particular, the below matters will be evaluated against the applicable PPS policy to determine consistency, among others:

1. the proposal’s impact on housing affordability and the range and mix of housing types;
2. the proposal’s ability to be adequately serviced by public water and wastewater servicing infrastructure;
3. the proposal’s impact on surrounding transportation infrastructure;
4. the proposal’s impact on cultural heritage and archaeological resources; and,
5. the proposal’s impact on municipal intensification and density targets.

The proposed development and submitted technical materials are being evaluated based on consistency with the above policy sections, among others, to ensure consistency with the PPS.

## **County Policy**

### ***Haldimand County Official Plan***

The Haldimand County Official Plan (HCOP) creates the long-term framework for guiding land use changes in the County by protecting and managing the natural environment, directing and influencing growth patterns and facilitating the vision of the County as expressed through its residents. The HCOP also provides the avenue through which Provincial Policy is implemented into the local context.

i. Designation

The subject lands are within the Urban Area of Hagersville and are within the built-up area, and designated “Residential”.

ii. Residential Designation

The HCOP states that the lands designated “Residential” within each of Haldimand County’s urban communities are expected to accommodate attractive and functional neighbourhoods that provide a variety of housing forms and community facilities supportive of a residential environment. The predominant use of lands within the Residential designation shall be for residential purposes, including all forms of residential development in accordance with the policies of the HCOP. Development shall proceed in an orderly, phased manner contiguous to existing development and take into consideration the availability of services.

**Planning Comment:** Staff are evaluating as to whether the proposed use is appropriate for this location and whether the density, size and scale aligns with the intent of the “Residential” designation policies and adjacent neighbourhood.

iii. Infilling and Intensification

Section 4.B.7 of the HCOP states that Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment in areas where residential uses are permitted. The intensification of residential development reduces the need to expand urban boundaries and uses existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the intensification strategy set out in Section 4.B.8. Section 4.B.8 contains the County’s intensification strategy. This strategy seeks to encourage intensification throughout the built-up area and directs mixed-use intensification to the designated downtown of the County’s 6 urban areas. The County’s higher density residential development is also directed to the intensification corridors along Argyle Street in Caledonia and Main Street in Dunnville, which are identified as appropriate locations for higher density residential uses. While the subject lands are not located within an intensification area/corridor, which encourage residential uses, generally in the form of apartments and mixed-use developments, the proposal will be evaluated against the applicable infilling and intensification policies (noted above and further in this report), as well as the development criteria for medium and high density development, noted below.

Intensification is also permitted in stable residential neighbourhoods through the County’s intensification strategy; however, such intensification must respect and reinforce the stability of the residential neighbourhood, not be out of keeping with the physical character of the neighbourhood, and be of a scale and built form that reflect the surrounding neighbourhood.

**Planning Comment:** Staff are reviewing the proposal against the County’s intensification strategy, in particular as it relates to stable neighbourhoods, in order to determine whether it complies with the above policies. In particular Staff will be evaluating whether this is an appropriate location for the proposed land use, at this density and scale.

iv. Infill Development Within Stable Residential Neighbourhoods

The proposed development is also located within the built-up area, but outside of an intensification area/corridor, as defined by the HCOP. However, the subject lands are considered to be within a stable residential neighbourhood, which are residentially designated portions of the built-up areas that are located outside of the intensification areas and corridors. New dwellings within stable residential

neighbourhoods shall provide a consistent relationship with existing adjacent housing forms. Policy 4.B.2)6. establishes criteria for development in stable residential neighbourhood.

New dwellings on lots within stable residential neighbourhoods shall:

- limit building heights to reflect the heights of adjacent housing;
- provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of the new dwelling reflects the scale and appearance of adjacent housing;
- maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge and character;
- provide for similar side yard setbacks to preserve the spaciousness on the street;
- provide a built form that reflects the variety of façade details and materials of adjacent housing, such as porches, windows, cornices and other details;
- include provisions for landscaping and screening if required;
- provide a limitation on the width of a garage so that the dwelling reflects the façade character of adjacent housing;
- provide for a consistent arrangement of parking in terms of amount, size and location of parking areas; and,
- ensure that any increased traffic movements and activity are appropriate for the area.

**Planning Comment:** Staff are in the process of reviewing the proposal against the development criteria in stable residential neighbourhoods policies. The Official Plan encourages the use of site-specific zoning standards to ensure the above development criteria for stable residential neighbourhoods are met. Some of the principal areas for review relating to the subject development include, the massing and configuration is suitable with the scale and appearance of adjacent housing and future growth, and ensuring that the increase of traffic flow in the area are appropriate, taking into consideration the existing strains on the intersection of King Street and Main Street (Highway 6). This will require careful consideration as staff and the proponent move through the detailed analysis of the application, in particular the results of the Traffic Impact Study.

v. Development Criteria for Medium and High Density Development

With 115 proposed townhouse dwelling units on 3 hectares (7.4 acres) of urban residential land yields an approximate density of 38 units per gross residential hectares which, in terms of residential density targets, is within the medium density range. Townhouse dwellings generally fall within the medium density range, and, as such, is generally considered as compatible and appropriate infill development of an underutilized parcel of urban residential land.

Policy 4.B.2)7. establishes matters to be addressed when considering medium and/or high density residential development, including apartment dwellings. These matters include establishing a housing need, relationship to adjacent residential development, parking, traffic, the provision of public parks and amenities, the adequacy of community public service facilities; and, the compatibility of the proposed development with the urban design guidelines for residential developments. Technical materials were submitted to address these criteria.

**Planning Comment:** Staff are currently reviewing the proposed development from a traffic and parking perspective. Staff are also assessing the compatibility of the proposal in the context of existing residential development, in particular the existing low density residential development to the south and west, and the approved low density development to the north. Subsequent Staff analysis through a separate report will carefully and comprehensively evaluate whether the proposal can satisfy the development criteria for medium and high density development.

#### vi. Servicing

Policy 5.B.1)1 of the Official Plan states that new development and redevelopment in the Urban Areas shall generally proceed where the development is fully serviced by municipal water, sanitary sewers, adequate drainage and stormwater management facilities.

A Functional Servicing and Stormwater Management Report was provided with the Zoning Amendment application to identify how the development will be serviced, including water, sanitary, and storm connections to the municipal infrastructure, as well as stormwater management.

The development is proposed on full municipal services; however, and as part of the evaluation modelling of the water and sanitary services will be completed to ensure the existing conveyance system and treatment capacity exists to accommodate the proposed development. Any external upgrades will be identified and it will need to be demonstrated that the proposal can be appropriately accommodated on municipal services prior to approval of the subject applications. Additionally, any upgrades required would be funded by the development.

The proponent has proposed a private sanitary pumping station to convey sanitary discharge to the gravity sanitary sewer on Jane Street. This solution has been proposed due to the shallow depth of the sanitary system on Jane Street and the surrounding area, as identified in the Hagersville Master Servicing Plan.

The preliminary stormwater management design for the proposed development includes a proposed on-site conveyance system and outlet. The design is required to address both quantity and quality control. Staff are currently reviewing the submitted stormwater design for suitability and functionality.

#### vii. Traffic/Transportation

Policy 5.A.1)17 states that Traffic studies may be required as part of any proposal for development where it is determined that the development may have an impact on the road network. Only those development proposals that can reasonably be accommodated within the existing roads system will be permitted. Where improvements to the road network are necessary to accommodate development, the County will require that developers improve the system at their own expense or make financial contributions to the improvements.

**Planning Comment:** As previously mentioned herein, the proponent submitted a Transportation Impact Study (TIS), which is being reviewed by County Staff in both Engineering Services and Planning and Development. The engineering consultant who completed the recent Hagersville Master Servicing Plan (MSP) is also reviewing the TIS to verify the conclusions are inclusive of all other proposed developments within Hagersville. A summary of the initial comments and findings for the TIS are included in this report under the *Submitted Supporting Materials* section. Any upgrades identified through the full transportation and traffic evaluation will be captured in the proposed design and secured through the Site Plan process. The proponents are required to demonstrate that adequate parking is available and the proposed vehicular and pedestrian access arrangement is functional from a traffic flow, snow clearing, emergency access, and pedestrian circulation perspective.

#### viii. Noise Study

Policy 5.F.2)1 states that the County may require a noise study when introducing new sensitive land uses, including residential development, adjacent to transportation corridors. These studies are to be prepared by a qualified acoustical consultant, and the noise study, including a peer review (if required), and any noise mitigating measures (if required) shall be undertaken and/or implemented at the proponent's expense.

**Planning Comment:** The proponent has indicated that the preparation of the noise study to evaluate transportation noise along King Street West will be deferred to the detailed-design stage (i.e., future Plan of Condominium) once the proposal is further refined and additional building design details are considered.

ix. Archaeological Resources

Policy 6.G.3. of the HCOP states that areas of potential archaeological significance shall be identified prior to new development, or site alteration. Where these areas exist, they shall be studied and significant archaeological resources preserved or removed, prior to development, or site alteration. The County will require the preparation of an archaeological assessment by an archaeologist licensed under the *Ontario Heritage Act* and mitigation of impacts when development or site alteration adversely affects an archaeological resource. All archeological resources will need to be adequately preserved and Ministry clearances obtained prior to development.

**Planning Comment:** The proposed development and submitted technical materials are being evaluated based on conformity with the above policy sections, among others, to ensure conformity with the HCOP. The applications, supporting reports and studies have been provided to Six Nations Council of the Grand River and Mississaugas of the Credit First Nation for review and comment. Please see the comment summary below for more details; however, it is noted that review and dialogue is on-going.

### **Haldimand County Zoning By-law HC 1-2020**

The purpose of the Haldimand County Zoning By-law HC 1-2020 is to control the use of land within the County by stating exactly how land may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they can be used, permitted lot sizes and dimensions, parking space requirements, building heights, and setbacks from the street. The Zoning By-law implements the Official Plan and is legally enforceable.

The subject lands currently zoned 'Urban Residential Type 1 – A "(R1-A)" Zone, which permits residential uses in the form single detached dwellings along with certain residential and commercial accessory uses. This zoning largely reflects the existing built condition of the area.

The subject lands are proposed to be rezoned to a site-specific 'Urban Residential Type 4 "(R4.X)" Zone, which permits medium density townhouse dwelling units. The site-specific provisions will address the following: rear yard setback, amenity area and interpretation of the lot lines, with details outlined below.

- **Rear Yard Setback:** The proposal contemplates a proposed rear yard setback of 7 metres (23 feet), whereas the "(R4)" Zone requires a minimum of 7.5 metres (24.6 feet). The rear yard reduction only applies to the townhouse dwellings located along the southern portion, adjacent to the quarry. The proposed reduction in the rear yard setback is required to optimize the redevelopment potential for the irregularly shaped lot, and provide a development that is appropriate and compatible with the adjacent existing residential uses.
- **Amenity Area:** While the "(R4)" Zone does not require a minimum amenity space per dwelling unit, the application proposes a minimum of 15 square metres (161.5 square feet) of amenity area per dwelling unit. It was identified during early discussions with the proponent through the pre-consultation stage to impose a minimum amount of amenity space for the proposed development.
- **Interpretation of Lot Lines:** As the development is proposed as a common element condominium, where units will be located on future Parcels of Tied Land (POTLs), the site-specific "(R4)" Zone

is proposing that the zoning regulations apply to the entirety of the subject lands, and not the individual units within the development.

**Planning Comment:** The proposed development and submitted technical materials are being evaluated to ensure conformity with the intent and purpose of the Haldimand County Zoning By-law HC 1-2020.

A future Zoning By-law would likely contemplate a Holding (H) Provision to address various technical matters, including developer obligations.

## **Submitted Supporting Materials**

### ***Planning Justification Report (MHBC Planning)***

The Planning Justification Report, prepared by MHBC Planning, provides a recommendation in support of the proposed development. The proposed development and submitted technical materials are analyzed against the various Provincial and County level land use planning documents including the *Planning Act*, the Provincial Planning Statement, 2024, the Haldimand County Official Plan and Zoning By-law H 1-2020. The report concludes that the proposed development is consistent with, and conforms to the relevant land use planning documents and that the proposal represents good planning and should be approved.

Staff will evaluate the report and conduct its own evaluation of the proposal relative to consistency and conformity with Provincial and County policy frameworks.

### ***Functional Servicing and Stormwater Management Report (WalterFedy)***

A Functional Servicing and Stormwater Management Report, prepared by WalterFedy was submitted in support of the proposed development. The report provides recommendations as it relates to the water and wastewater servicing design of the proposed development. The report is currently being evaluated to ensure capacity is available in municipal infrastructure services to accommodate the proposed development. Water and wastewater modelling will also be required in order to ensure the proposed development can be accommodated on full municipal servicing.

With regards to stormwater management, the report provides several recommendations related to the proposed stormwater management design for the proposal, including on-site storage via underground storage tanks and quality control outlet systems. These are being assessed by relevant technical staff.

### ***Archaeological Assessment***

#### ***Stage 1-2 Archaeological Assessment for 139 King Street West (Detritus Consulting Ltd.); and, Stage 1-2 Archaeological Assessment for 143 King Street West (Archaeological Services Inc.)***

Two separate Stage 1 and Stage 2 Archaeological Assessments have been prepared in support of the proposed development. The Stage 2 work determined that further assessment is warranted and a Stage 3 is to be completed for the subject lands. A Stage 3 consists of detailed testing and excavation to determine the exact boundaries, nature, and significance of the site. This stage helps determine if a site is worthy of further mitigation or can be avoided.

The proponent will be required to demonstrate that archaeological resources have been appropriately documented/preserved on-site and receive the appropriate approval/registration from the Ministry of Citizenship and Multiculturalism. Six Nations Council of the Grand River and the Mississaugas of the Credit First Nation were also provided copies of the submitted archaeological assessments. Detailed comments and concerns are included in the below Stakeholder Impact section of this report and are to be further evaluated as part of the processing of the application.

### **General Vegetation Inventory (JK Consulting Arborists)**

The analysis of the vegetation along with the recommendations provided for the vegetation has been separated into two sections: Recommended for preservation and further review and recommended for removal. Trees identified for preservation and further review will be carried over into a Tree Protection Plan (TPP), and the preservation of the trees within the development will be explored with the project team during the detailed design stage.

### **Traffic Impact Study (Paradigm Transportation Solutions Ltd.)**

The Traffic Impact Study (TIS) provided the following conclusions based on the investigations carried out:

- Existing Traffic Conditions: The intersection of Main Street and King Street is currently operating at acceptable levels of service with no specific problem movements.
- Development Trip Generation: The development is forecast to generate approximately 59 trips during the AM peak hours and 70 trips during the PM peak hours.

Based in the finding of the study, it is recommended that the development be considered for approval. If no secondary access connecting to the future road south of the site is constructed, it is recommended to install a 15 metre (49 feet) westbound left-turn lane at the intersection of King Street and the entrance/exit road to the site base on 2032 total traffic conditions.

At the intersection of Main Street and King Street, it is also recommended that the County consider additional upgrades based on background traffic conditions not triggered by the proposed site-generated traffic.

The TIS will be circulated to J.L. Richards, the engineering firm that prepared the Hagersville Master Servicing Plan, to be peer reviewed and to ensure that the conclusions made in the report are considered in the Master Servicing Plan. This additional level of analysis will determine how the proposal will impact other existing development projects in Hagersville from a road function and design perspective and if any specific upgrades will be required at the King Street and Main Street (Highway 6) intersection. The results of this analysis are forthcoming and will be included in the final recommendation report.

### **Conclusions and Next Steps**

The subject report is intended to assist Council in understanding the potential impacts of the proposal and to provide an opportunity for public involvement and engagement in the planning process before Planning staff makes a recommendation and Council makes a decision on the subject applications.

Based on a follow-up meeting with County staff and the proponent to discuss the proposal and comments issued by the County, it is our understanding that refinements to the proposed site design and layout are forthcoming. At this time, staff are uncertain as to the extent of the changes proposed, however understand they are based on feedback received both by County staff and from neighbouring residents during the Open House that was held on March 12, 2025. Following this report and meeting, Planning staff will bring a recommendation report forward at a future Council in Committee meeting for Council's consideration. Public input will also be invited and considered at the future public meeting.

### **Financial/Legal Implications:**

Not applicable.

## **Stakeholder Impacts:**

### **Haldimand County Development Technologist**

Development Haldimand County's standards and policies to rezone the subject properties from Urban Residential Type 1-A (R1-A) to Urban Residential Type 4 (R4) with site-specific provisions, to permit the development of one hundred fifteen (115) street townhouse dwelling units, arranged into eighteen (18) groups. This memo outlines key technical considerations and requirements for advancing the proposal through the planning process. Please note that this review does not constitute approval of the site plan, and additional detailed engineering reviews will be required at subsequent stages.

### **Key Considerations:**

#### **Servicing**

The proposed development as a single private condominium may limit the county's ability to establish a robust infrastructure network for adjacent or future urban lands without considerable reconsideration of the recently accepted Hagersville Master Servicing Plan.

Development Engineering suggests a Holding (H) provision to address servicing and future development coordination, addressing the following:

- Approval of all modelling, reports, and engineered plans for internal and external works.
- Supply of the required securities as outlined in a development agreement.
- Execution of the development agreement by the applicant and the County.
- Allow interim use of the existing residential dwellings.

With a Holding (H) provision in place, this would allow the developer and the County to contemplate alternative servicing strategies that should benefit both parties.

Staff have identified several high-level servicing concerns and proposed strategies for water, wastewater, transportation, and stormwater management from the current MSP as well as operational staff. The following are concerns for each of the servicing components:

#### **Water**

The MSP explored alternatives to improve pressure and flow in prioritized development areas. However, no immediate improvements were identified for this area, deciding that upgrades would be completed through future capital works or development applications.

Although from an operating perspective have a higher density development at the end of the current network, the MSP concluded that this area has undersized or cast iron watermains that are unable to supply the required fire flows for a higher-density development as proposed. While the submitted documents reference Fire Underwriters, the consultant chose to base the requirements from the Ontario Building Code. The County suggests applying the Simple Method for Residential Fire Flows from the 2020 FUS Guidelines. The owner could consider incorporating enhanced fire resistance into the structures which would reduce the required fire flows and minimize the external upgrades needed to upgrade the watermain to the current county standards.

#### **Wastewater**

Both MSPs (2009 and 2024) proposed a pump station near King Street West and Concession 13 Walpole to support future development. However, this development proposed a private pump station within the development. If this servicing approach is considered and moves forward, it could limit future development to adjacent landowners or accommodate future expansions of the county's system. The FSR suggests that downstream landowners could connect to the forcemain in the future. This is not a county standard, and typically the county does not allow private force mains within the county ROW.

As the sanitary flows from this development, it would enter into the Jane Street sanitary sewer, this sewer would then flow into the Mary Street pump station. The Mary Street Pump Station is scheduled for refurbishment in 2029, and it is suggested that new flows not be introduced until the project is completed.

## **Transportation**

The Traffic Impact Study aligns with the 2024 MSP's findings, identifying background traffic issues that will need to be addressed through development charges or future capital projects.

Specifically for the proposed development's private road network and the recommendations within the TIS, the County would like to share the following suggestions:

- The proposed access to King St should be relocated due to its proximity to the intersection of Concession 13 and the potential warrant for a left turn lane from King Street into the development.
- The proposed emergency access to Jane Street should be built as a complete and proper access to service the site. As Jane Street is not a through street, it will need to be upgraded to the current County standard to facilitate operations within the ROW. Currently, there are operational issues and these should be remedied through the new design which may require dedicating additional land to the county.
- Access to Concession 13 Walpole can be considered to service the site or as an emergency access.
- The construction of the road within the future subdivision that was suggested to be used as an access to the site is unknown at this time.

## **Stormwater Management**

The current proposal appears to align with County requirements but must confirm the adequacy of outlets. One outlet is proposed to discharge into the roadside ditches of the future subdivision, while the other utilizes the roadside ditch on King Street. Both outlets will need to be analyzed to their final outlet and determine if any upgrades or maintenance needs to be completed to establish it as adequate or constructed and accepted in terms of using the future subdivision.

## **Building and Municipal Enforcement Services**

General Comments:

- For emergency access, 2 clear road accesses should be provided.
- Zoning R1-A does not allow R4 construction.
- Water and Sewer amounts and pipe sizing to be confirmed by Water & Wastewater.

## **Haldimand County, Forestry Operations**

Based on the information provided in the General Vegetation Inventory (GVI) a Tree Protection Plan (TPP) is required to show how the County-owned trees (including trees on the County/private property line) and trees on the adjacent private properties (property) lines will be protected.

- Included in the TPP the County would like to see a plan to transplant the (2) Common Hoptree located on the site into the proposed amenity area.

The County-owned trees along Concession 13 Walpole must be protected and won't impact the proposed development.

The County-owned Cedar hedge along King Street West may be removed if desired by the application through the submission of a County Tree application (subject to application, tree removal/stump grinding and replanting fees).

## **Mississaugas of the Credit First Nation (MCFN)**

The Mississaugas of the Credit First Nation (MCFN), Department of Consultation and Accommodation (DOCA) submit the following comments:

The Mississaugas of the Credit First Nation hereby notify you that we are the Treaty Holders of the land on which the development of 115 townhouses will be taking place. This project is located on the Between the Lakes No. 3, of 1792.

Therefore, the MCFN Department of Consultation and Accommodation (DOCA) has been informed that a Stage 4 is underway and MCFN Archaeological Unit has not been fully engaged by the proponent. MCFN DOCA is deeply concerned that we have missed out on documenting potential findings from this site and with a Stage 4 the removal of cultural resources. MCFN DOCA cannot support this application until we have further dialogue with the landowner.

## **Canada Post Corporation**

Service type and location:

1. Canada Post will provide mail delivery service to this development through centralized Community Mail Boxes (CMBs); unless,
2. If the development includes plans for (a) multi-unit building(s) with a common indoor entrance of 3 or more units, the developer must supply, install and maintain the mail delivery equipment within these buildings to Canada Post's specifications. If there are over 100 units, a mail room will be required.

Municipal requirements:

1. Please update our office if the project description changes so that we may determine the impact (if any).
2. Should this development application be approved, please provide notification of the new civic addresses as soon as possible.

Developer Timeline and Installation:

1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin so that we can plan for equipment. Finally, please provide the expected installation date(s) for the CMB(s).

**Please see Appendix A for any additional requirements for this developer should Canada Post need to install a Community Mailbox.**

## **Appendix A**

### **Additional Developer Requirements:**

- The developer will consult with Canada Post to determine suitable permanent locations for the Community Mail Boxes. The developer will then indicate these locations on the appropriate servicing plans.
- The developer agrees, prior to offering any units for sale/rent, to display a map on the wall of the sales office in a place readily accessible to potential owners/renters that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post.
- The developer agrees to include in all offers of purchase/rental a statement which advises the purchaser/renter that mail will be delivered via Community Mail Box. The developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected owners/renters of any established easements granted to Canada Post to permit access to the Community Mail Box.

- The developer will provide a suitable and safe temporary site for a Community Mail Box until curbs, sidewalks and final grading are completed at the permanent Community Mail Box locations. Canada Post will provide mail delivery to new residents/tenants as soon as the homes/businesses are occupied. We require a minimum of 60-days' notice to build and install the equipment.
- The developer agrees to provide the following for each Community Mail Box site and to include these requirements on the appropriate servicing plans:
  - Any required walkway across the boulevard, per municipal standards;
  - Any required curb depressions for wheelchair access, with an opening of at least two to three metres (consult Canada Post for detailed specifications); and
  - A Community Mailbox concrete base pad per Canada Post specifications.

### **Public Input**

A Notice of Complete application was circulated on November 12, 2024 to properties within 120 metres (400 feet) of the subject lands. Staff have received two separate phone call inquiries requesting more information on the project and stating preliminary objections to the proposal; however, no written submissions have been received.

Additionally, a Notice of Public Meeting for this meeting was provided to the same circulated area.

### **Report Impacts:**

Agreement: No

By-law: No

Budget Amendment: No

Policy: No

### **Attachments:**

1. Location Map.
2. Conceptual Site Plan.