



Planning & Development Division  
1 Main Street South  
Hagersville, ON N0A 1H0

Phone: 905-318-5932  
Fax: 905-768-7328

## **PUBLIC CONSULTATION STRATEGY – COMPLEX FORM**

### **OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS, PLANS OF SUBDIVISION AND CONSENTS**

As per recent changes to the *Planning Act* introduced through Bill 73, *Smart Growth for Our Communities Act, 2015*, a public consultation strategy is required for applications for Official Plan amendments, Zoning By-law amendments, plans of subdivision, and consents before the application is deemed to be 'complete' as defined by the *Planning Act*.

The purpose of this particular change to the *Planning Act* is to highlight the importance of public participation, to provide the public with greater certainty regarding how they will be engaged in the planning process, and to provide municipalities with the opportunity to create locally-tailored public consultation policies.

Formal notifications of planning applications, as prescribed by the *Planning Act*, include:

- 1) Circulation via mail to all landowners within 120 meters of the subject lands; and
- 2) Posting of a public notice sign, which is clearly visible and legible from a public highway or other place to which the public has access.

To meet the expectations of the public consultation strategy requirement, as prescribed by changes made to the *Planning Act* through Bill 73, Haldimand County requires that you hold a private open house to inform the surrounding landowners of your proposal prior to or during the processing of your planning application. Please answer the following questions regarding the required open house.

1) What was the date of the open house? NOVEMBER 29, 2017

2) Where did the open house occur? HAGERSVILLE LEGION HALL

3) Was the open house open to all residents of Haldimand County?

☐ Yes ☒ No

If no, please indicate on the first attached list 'Residents/Landowners Invited to Open House' which residents/landowners were invited, and the address of their properties. If there is not enough room provided on this form or another form was used, please attach this information. If planning staff assisted in the preparation of the mailing list, planning staff will attach the mailing list to this form.

4) How were the invitations sent out? **(Please attach a copy of the invitation)**

☒ Mail STAFF PREPARED MAILING LIST

☐ E-Mail

☐ Advertising

Please indicate the place/format (i.e. newspaper, posters, website) that the proposal was advertised in, and the date of advertising:

\_\_\_\_\_  
\_\_\_\_\_

☐ Social Media

Please indicate the social media format and date, and any additional details:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5) If applicable, what date were the invitations sent out? MAILED BY STAFF

6) If applicable, in the second attached list 'Open House Attendance List' please indicate the residents/landowners that attended the open house. If there is not enough room provided on this form or another form was used, please attach this information.

SEE ATTACHED ATTENDANCE LIST

- 7) What information was available and/or discussed at the open house? (please attach any handouts that were available at the open house)

SEE ATTACHED PRESENTATION BOARDS

ARMSTRONG PLANNING STAFF AND EMPIRE REPRESENTATIVES  
WERE AVAILABLE TO DISCUSS OR ANSWER QUESTIONS

- 8) What issues arose during the open house and what potential solutions were discussed?

i) Potential for drivers to use David Street to bypass King St. - we proposed traffic calming measures to slow down traffic and discourage this

ii) Truck Hauling Route - we will endeavor to use King Street access, not David St.

iii) Dust/Erosion/Sediment control - we will comply with municipal requirements during construction

iv) Blasing - to be minimized as much as possible. We will not blast near existing homes

v) Grading of site and height of new dwellings, particularly next to existing homes/bungalows - we will not have any walk-out units behind the existing dwellings (particularly the bungalows) by lowering grades

vi) Concerns re: overall density - density and compact development is encouraged through Provincial/ County policy

- 9) Is there any additional information that you wish to be considered?

## Residents/Landowners Invited To Open House

[illegible]

## Open House Attendance List

[illegible]

In addition to the required open house, please select any and all forms of further public consultation that you, as the applicant/agent/landowner have undertaken or intend to undertake on the following page.

Please select further public consultation measures that you have undertaken or intend to undertake:

- ☐ None;
- ☒ Speak to adjacent landowners directly about the proposed development (please indicate whom you spoke to and their addresses);
- ☐ Post signs within a common area (for multi-residential buildings and developments);
- ☐ Advertise the proposal and public meeting in a local newspaper (please discuss this with planning staff prior to initiating);
- ☐ Other measures (please elaborate)

\_\_\_\_\_

\_\_\_\_\_

Details of discussions that you have had or intend to have with adjacent landowners:

SPOKE TO RANDY HELKA (123 KING ST) RE: POTENTIAL SEVERANCE TO ADD TO  
HIS REAR YARD

Issues that you foresee arising or that have arisen as a result of your discussions with adjacent landowners, and solutions discussed / proposed:

\_\_\_\_\_

\_\_\_\_\_

Dated this 1 day of DECEMBER, 2017  
(month) (year)

MICHAEL AUDUONG



Please print name

Signature (applicant/agent/owner)

Please discuss your proposal with planning staff in advance of submission of any application, and return this complete form to the:

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