



UPPER CANADA
CONSULTANTS
ENGINEERS / PLANNERS

Jan. 12th, 2018

File: 0674

Benjamin Kissner, County Planner
Haldimand County
1 Main Street South
Hagersville ON NOA 1H0

Re: Jarvis Meadows Phase 3 - Public Information Meeting Report

On Jan. 9th, 2018 a Public Information Meeting for Jarvis Meadows Phase 3 Zoning By-law Amendment and Draft Plan of Subdivision applications was held. This meeting took place at the Jarvis Community Centre from 5 p.m. to 6 p.m. Properties within 120 meters of the subject site were delivered notices on December 15th, 2017. Six residents attended the meeting, from the surrounding neighbourhood and they generally were receptive of the plan. There were a number of concerns which were brought forward as listed below:

A summary of these comments/questions can be found below:

- Height concerns with the new dwellings looking into the backyard of the existing dwellings.
- Concern with two storey dwellings backing onto existing bungalow dwellings along Marley Cres.
- Prefer bungalows over two storey singles.
- The subdivision will be elevated higher than the existing dwellings.
- Concern with the developer already moving dirt around, running machines.
- Sewage capacity concerns, not enough capacity.
- Storm Drainage concerns, making sure the Municipal Drain is maintained.
- Is it possible to have the subdivision connect to Highway 6.
- Traffic concerns with people speeding along the straightaways in the subdivision.
- Safety concerns with children and traffic.
- Will there be a park provided for this development.
- Moving forward what is the anticipated timing of construction.

Discussion answers on these concerns were provided and are outlined below:

Building Height: When the residents inquired about building height and two storey dwellings it was explained that the proposed zoning by-law amendment permits the same type of dwellings that are permitted in Phase 2 of Jarvis Meadows. This could possibly be a bungalow or two storey dwelling. The permitted height in the by-law is 11 meters. With the additional land going towards the Municipal Drain #2 there is a large setback distance of 24m or 80ft to the rear property line. This additional space mitigates concerns regarding second storey overlooks into the existing neighbourhood.

Preliminary Site Works: At this point the developer has begun some preliminary grading, this is currently permitted within agricultural zones. No one expressed specific impacts or complaints other than the fact that some machinery had been active.

Capacity for Sewers: Concerns were also brought forward regarding the sanitary sewer capacity. These issues are still existing and it was explained that the project won't be moving forward until all issues are resolved. It was also explained that the existing Stormwater Management facility fronting Talbot Street was sized to accommodate the proposed development.

Traffic & Safety: There were concerns with traffic and the additional trips that are going to be created by the development, it was explained that a traffic study was completed by Paradigm Transportation Solutions for the subdivision and that trips generated from the development did not pose capacity issues for the existing street network or the two arterial street Main Street North and Talbot Street. Additionally sidewalks would be provided within the development for safe pedestrian access.

Parkland: When concerns were raised that there was no park proposed it was explained that the cash-in-lieu option was being used and that 5% of the value of the land within the development would go into a Park fund for the County. This will be used on existing park infrastructure within the community. Additionally the existing Jarvis Public School is within the vicinity and offers a large greenspace with ample space for surrounding area residents to use.

Construction Schedule: Lastly in regard to the construction timeline, we explained that we anticipate moving forward through the construction season of 2018 with completion in 2019. However that is dependent on obtaining the necessary approvals.

By supplying the above noted information, I feel that the people who attend the meeting left with their questions answered, and are fully informed regarding the development design and process moving forward. Enclosed within the Information meeting report are supplementary information including, meeting picture, delivered public notice, sign-in sheet, and area of notification as received from the County. Do not hesitate to contact me if you require any further clarification or information on the summary provided. My client would like to proceed with the required public statutory meeting and council approval in order to facilitate construction this coming construction season. If you require any additional information in response to the Public Information Meeting, please let me know.

Sincerely,



William Heikoop, B.U.R.Pl.
Planner
Upper Canada Consultants

Cc 663947 Ontario Inc., via email

Enclosed:

Appendix A – PIM photo

Appendix B – PIM notice


Appendix C – PIM Sign in Sheet

Appendix D – PIM notification area


Appendix A – PIM Photo



Appendix B – PIM Notice



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**NOTICE OF PUBLIC
INFORMATION
MEETING**

**JARVIS MEADOWS PHASE 3
DRAFT PLAN OF SUBDIVISION/ ZONING BY-LAW AMENDMENT
APPLICANT: 663947 Ontario Inc.
AGENT: UPPER CANADA CONSULTANTS**

PUBLIC INFORMATION MEETING

DATE: TUESDAY JAN. 9TH, 2018 TIME: 5:00PM

PLACE: JARVIS COMMUNITY CENTRE, 18 JAMES STREET, JARVIS, ON, N0A 1J0

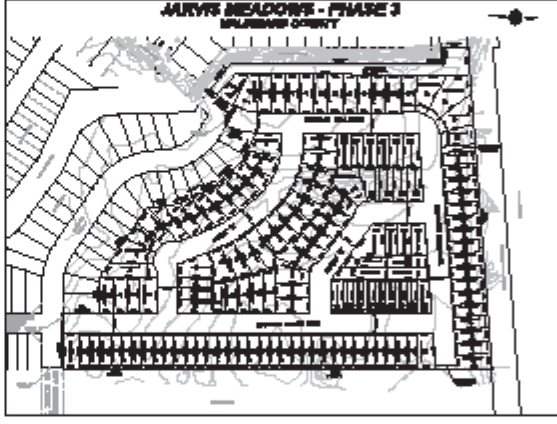
PROPOSED CHANGE:
The applicant proposes to register a Plan of Subdivision. This plan will permit the creation of 144 freehold lots. These will be for the future sale and construction of single family dwellings.

HAVE YOUR SAY:
Input on the proposed Draft Plan of Subdivision is welcome and encouraged. You can provide input by viewing the plans and asking questions at the information meeting. You can provide input by speaking at the public meeting or by making a written submission.

PLANS:
Full size plans will be available at the information meeting for review.

WRITTEN SUBMISSION:
To provide input in writing, or request notice of the proposed Draft Plan of Subdivision is approved please submit a letter to the County Planner: Benjamin Kissner, 1 Main Street South, Hagersville ON N0A 1H0 on or before Jan. 16th, 2018.

LEGAL NOTICE: If you disagree with Council's decision on the application, you can appeal it to the Ontario Municipal Board (O.M.B.). However, if a person or public body does not make oral submissions at a public meeting or make written submissions to Haldimand County before the Draft Plan of Subdivision is approved, the person or public body is not entitled to appeal the decision of the Haldimand County Council to the Ontario Municipal Board.



Appendix D – PIM Notification Area

