

Haldimand County

# Official Plan Update



*Help Shape Haldimand's Future*

**Facilitated Workshop – June 23, 2021**

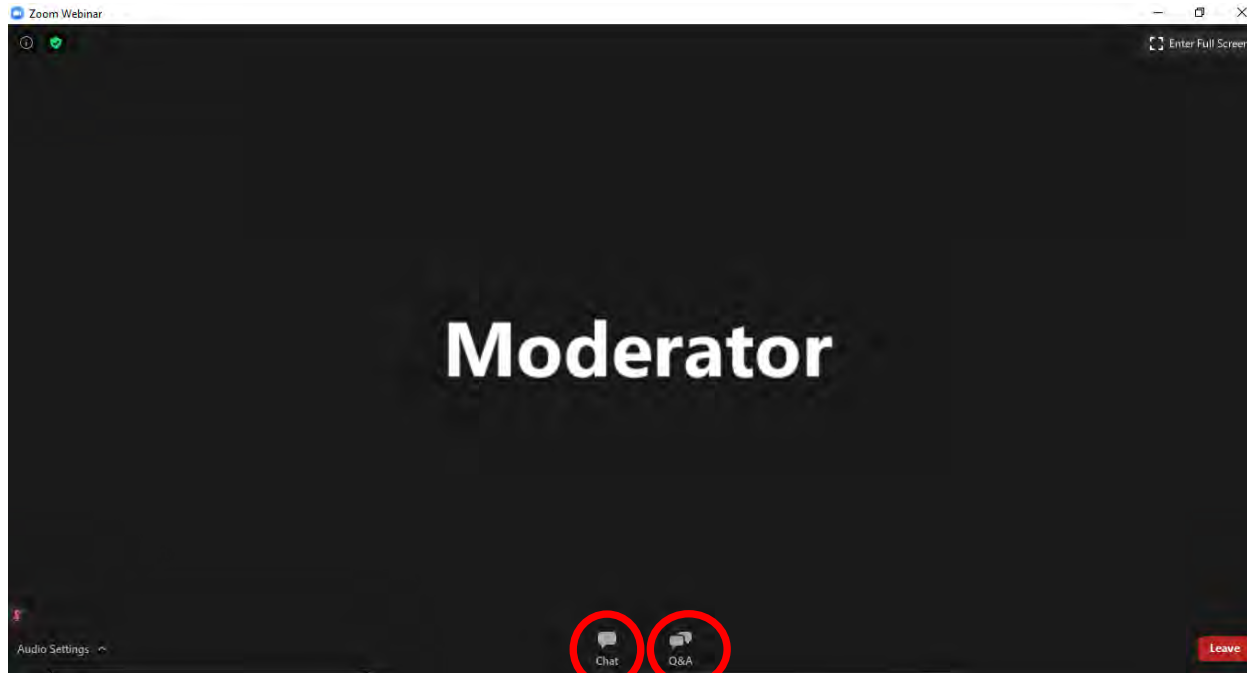
# Welcome and Opening Remarks

Sharing ideas and insight – in support of a richly imagined future.

# Zoom Meeting Functions - Attendees

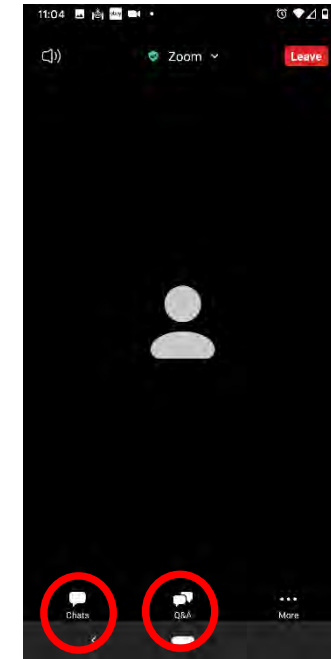
## Personal Computer

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If you're having technical problems, please communicate with our hosts using the Q&A icon or email: [planning@haldimandcounty.on.ca](mailto:planning@haldimandcounty.on.ca)

# Welcome to the Workshop!

## Introductions

### Haldimand County staff

- ❖ Mike Evers – General Manager, Community and Development Services
  - ❖ Shannon VanDalen – Manager, Planning and Development
  - ❖ Alisha Cull – Supervisor, Planning and Development
  - ❖ Christina Botas – Administrative Assistant, Planning and Development
  - ❖ Ashley Taylor – Planner, Planning and Development
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- ❖ Matt Reniers – Planning Consultant, Matt Reniers and Associates
  - ❖ Glenn Pothier – Facilitator Consultant, GLPi

# Presentation Outline

- ❖ Official Plan Update - Background
- ❖ Provincial Requirements
- ❖ Aspirations for Haldimand County
- ❖ Theme 1: Community Building
- ❖ Theme 2: Leisure, Culture & Heritage
- ❖ Theme 3: Health and Social Services
- ❖ Looking Ahead – Next Steps

# What is an Official Plan?

- ❖ Official Plan describes County Council's policies on how land in the community should be used
- ❖ It is prepared with input from the community and helps to ensure that future planning and development will meet the specific needs of the community
- ❖ An Official Plan deals mainly with issues such as:
  - ❖ where new housing, industry, offices and shops will be located
  - ❖ what services like roads, watermains, sewers, parks and schools will be needed
  - ❖ when, and in what order, parts of your community will grow
  - ❖ community improvement initiatives
  - ❖ natural heritage and resources
  - ❖ consider social and economic issues

# Why do we need an Official Plan?

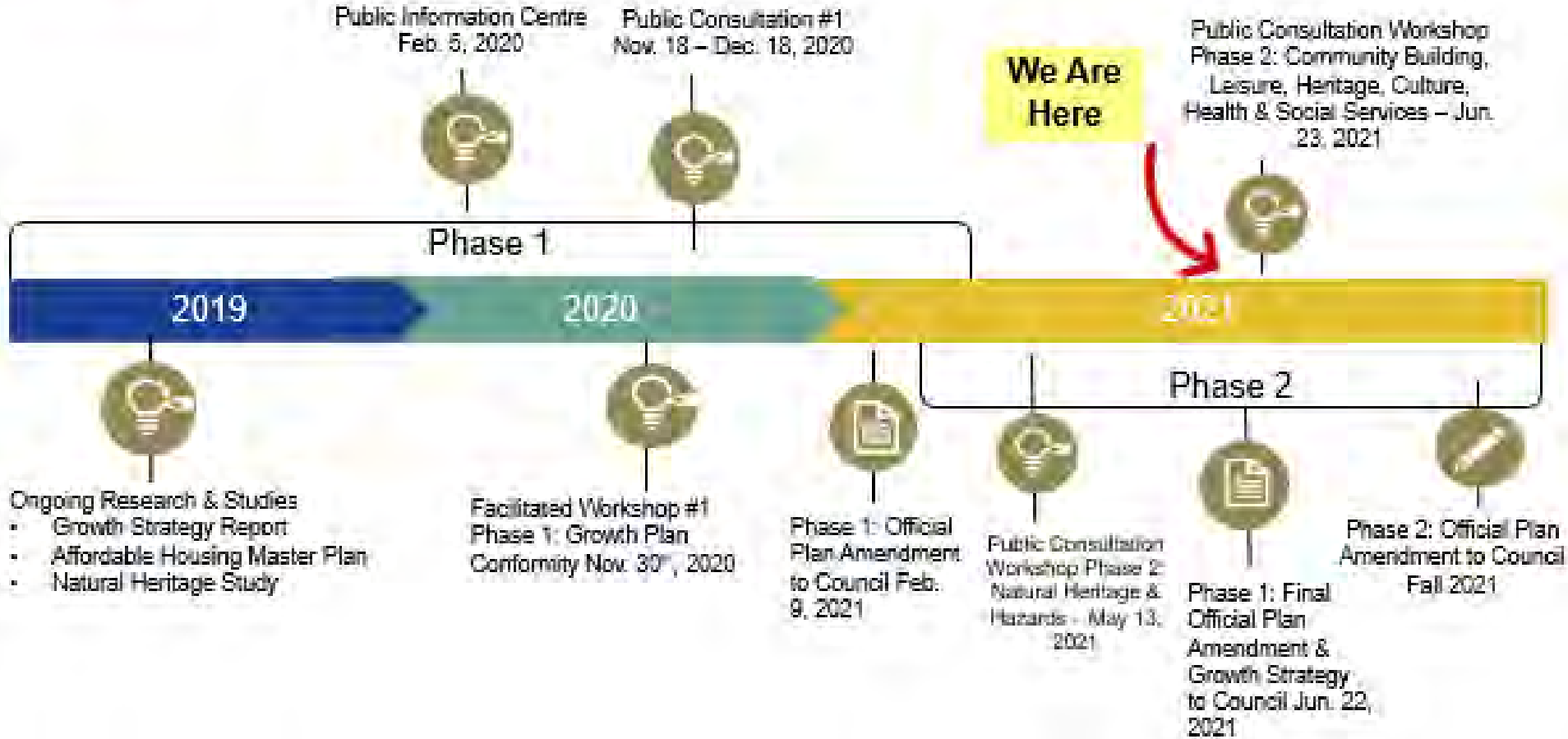
- ❖ makes the public aware of the County's general land use planning policies
- ❖ makes sure that growth is coordinated and meets the community's needs
- ❖ helps all members of our community understand how their land may be used now and in the future
- ❖ helps decide where roads, watermains, sewers, landfills, parks and other services will be built
- ❖ provides a framework for establishing municipal zoning bylaws to set local regulations and standards, like the size of lots and height of buildings
- ❖ provides a way to evaluate and settle conflicting land uses while meeting local, regional and provincial interests
- ❖ shows Council's commitment to the future growth of the community

# Why update an Official Plan?

- ❖ Under Provincial legislation (Planning Act), we have to.
- ❖ County's Official Plan, approved in 2009, needs an update to respond to:
  - ❖ new / updated Provincial policy (A Place to Grow, Provincial Policy Statement)
  - ❖ changing growth demands, population / employment increases and new servicing strategies
  - ❖ emerging issues (affordable housing, natural heritage, climate change, community design, agricultural protection)
  - ❖ current County priorities (process improvements, responsive/flexible policy)



# Timeline



Poll Question #1:  
Icebreaker





# Aspirations for Haldimand County



# Official Plan Vision Statement

Haldimand County is a caring, friendly community that is recognized as an exceptional place in which to live, work, play and nurture future generations. Haldimand County values our diversity and unique mix of urban and rural interests and is committed to preserving our rich natural environment and small town character through responsible growth management. Building on Haldimand County's history and heritage, our vision includes a strong and diverse economy that takes advantage of our strategic location and resources. We envision all elements of the community working cooperatively to maintain and build a high quality of life for all of our current and future residents.

**Q & A: How if at all, would you refine or strengthen this vision statement to reflect your thoughts for Haldimand County?**

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# Previous Workshops Explored Three Key Themes

*The Economy*



*Growth Management*



*The Environment*



# **This Workshop Will Focus on Three Other Themes**

***Community  
Building***



***Leisure, Culture  
& Heritage***



***Health & Social  
Services***



# Theme 1: Community Building

Community Building policies direct how Haldimand grows, the provision of public and private services needed to accommodate growth and change and the relationship of different land uses to each other.

# Community Building

Community building official plan policies include such matters as:

- ❖ ***Agriculture***
- ❖ ***Home-based business and home industry***
- ❖ ***Intensification and infilling***
- ❖ ***Urban design***
- ❖ ***Climate change mitigation/adaptation***
- ❖ Retail and commercial services
- ❖ Mixing of land uses
- ❖ Employment opportunities close to home
- ❖ Infrastructure (water, sanitary, utilities, roads)
- ❖ Community Services (Community centres, places of congregation, libraries)
- ❖ Land use compatibility



# Agriculture



- ❖ Provincial policy is to protect prime agricultural areas for long-term agricultural use
- ❖ Prime agricultural lands comprise almost 90% of the County's land area including settlements
- ❖ Expansion of settlement areas, such as hamlets and lakeshore nodes, on prime agricultural lands must be justified on the basis of need and avoidance of prime agricultural lands where possible
- ❖ Population in the rural areas of the County expected to be stable over the next 30 years to 2051
- ❖ 570 additional residential units will be needed in hamlets, lakeshore nodes and on existing lots of record

# Policies to Support the Agricultural Economy

- ❖ Preserve and protect the agricultural land base
- ❖ Encourage the development of agricultural support services
- ❖ Permit on-farm diversified uses to provide opportunities for secondary income on farms
- ❖ Restrict lot creation for new residential dwellings

**Q & A: How can the County support agriculture through policy or process?  
Are there additional policies relating to agriculture that you would like to see?**

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# Home-Based Businesses

- ❖ Home-based businesses are a growing trend as more people are opting to work at occupations and professions in their homes. This trend has accelerated due to Covid-19 restrictions and improved technology that permits more people to work from home.
- ❖ According to the Official Plan, home-based businesses must be secondary and subordinate to the residential use of the property.
- ❖ Home businesses may include a home office, a home occupation or a home industry.
- ❖ The size, parking requirements, number of employees, etc., are regulated in the Zoning Bylaw.

Poll Question #2:



# Intensification and Infilling

- ❖ It is proposed that 20% of all new residential units be created through intensification of existing developments or through infilling.
- ❖ Intensification can involve development on vacant properties, conversion of vacant space to housing, redevelopment of industrial or commercial properties.
- ❖ Creation of a secondary suite and/or a garden suite on a residential property.
- ❖ Key considerations for intensification are: architectural style, building location/scale, access, parking, lot grading/stormwater, neighbourhood compatibility

# Urban Design

## What is urban design?

It is a process of designing and shaping the physical features of a neighbourhood or community.

Urban design deals with the grouping of buildings, infrastructure, streets, public spaces, entire neighbourhoods and communities, with the goal of making built environments that are equitable, beautiful, performative, and sustainable. (adapted from Wikipedia)

Urban design guidelines ensure that development contributes to the well being of residents and enhances the positive aspects of the community character

# Urban Design

Urban design guidelines contribute to:

- ❖ Revitalization of commercial cores
- ❖ New commercial and industrial development
- ❖ Subdivision design
- ❖ Preservation of cultural heritage resources
- ❖ Preservation of scenic values
- ❖ Tree preservation
- ❖ Conservation of natural environment areas
- ❖ Location and design of roads
- ❖ Compact and efficient urban uses
- ❖ Pedestrian walkways and bicycle paths
- ❖ Community integration
- ❖ Aesthetics
- ❖ Crime prevention



Poll Question # 3:





# Climate Change

- ❖ By the 2050's our average temperatures are projected to rise by 2.5-3.7°C
- ❖ Climate change causes severe storms and flooding that damage homes, businesses, crops and can cause hundreds of millions in insurance claims
- ❖ Climate change is impacting Ontario's crop production and can significantly alter the types of crops grown in the future
- ❖ Rising air temperatures and other climate changes are resulting in warmer waters and changes to water quality and balance – impacts coldwater fish species, accelerated aquatic plant growth and algal blooms
- ❖ Milder winters, hotter summers and moisture stress creates favourable conditions for **insect** and **plant diseases** to spread. Mosquito and tick-borne diseases, such as Lyme disease and West Nile virus, are spreading northward in a warmer climate.
- ❖ Rising temperature can impact people's health, particularly that of the most vulnerable, with extreme heat causing health effects ranging from breathing problems to cardiovascular issues.

# Climate Change

- ❖ The Growth Plan and the Provincial Policy Statement require municipalities to develop policies in their official plans to identify actions that will reduce greenhouse gas emissions and address climate change adaptation goals, aligned other provincial plans and policies for environmental protection.
- ❖ The Haldimand County Official Plan does not have any policies that directly address climate change.
- ❖ Phase 2 of the Official Plan Update will develop policies to address climate change adaptation and mitigation.

## **THEME 2: Leisure, Culture and Heritage**

Official Plan policies on leisure, culture and heritage are focused on building a high quality of life for current and future residents and creating awareness of our strengths as a preferred destination for tourists.

# Leisure, Culture and Heritage

Official Plan policies under this theme deal with:

- ❖ *Significant heritage buildings and landscapes*
- ❖ *Significant archaeological features*
- ❖ *Lakeshore*
- ❖ *Parks and open space*
- ❖ Trail network
- ❖ Grand River

# Cultural Heritage and Archaeology

- ❖ Haldimand County's cultural heritage adds to the quality of life for residents, attracts visitors to the County, aids in revitalization of communities and plays a role in supporting local businesses.
- ❖ Heritage resources are human made features exhibiting historical, cultural, architectural or archaeological features of local, provincial or national significance.
- ❖ The Grand River, is a Canadian Heritage River, and is well known for its archaeological heritage relating to Indigenous occupation of the lands and early European settlement.
- ❖ Heritage conservation contributes to the sense of place and to community character and uniqueness –through the designation of buildings, districts and/or landscapes
- ❖ Archaeological investigations contribute to our knowledge of Indigenous cultures and early settlement.

# Lakeshore

- ❖ Haldimand County has 87 kilometres (54 miles) of waterfront along Lake Erie
- ❖ There are 21 Lakeshore Nodes – from Lowbanks in the east to Peacock Point in the west
  - ❖ Primarily seasonal residences and some year-round residences and may include small resort-oriented commercial uses
- ❖ Lakeshore planning principles
  - ❖ Provide opportunities for development
  - ❖ Preserve its natural beauty and environmental significance
  - ❖ Reduce municipal financial liability and risk
  - ❖ Limit development on private roads
  - ❖ Ensure lakeshore remains an asset for all County residents and potential tourists
  - ❖ Protect residents and properties from flooding, erosion, wave uprush and dynamic beach hazards

Poll Question # 4:



# Leisure: Parks and Recreation

Includes a wide range of facilities distributed throughout the County:

## ❖ Indoor

- ❖ Ice rinks
- ❖ Community centres
- ❖ Senior centres
- ❖ Youth centres

## ❖ Outdoor

- ❖ Soccer fields
- ❖ Ball diamonds
- ❖ Tennis courts
- ❖ Playgrounds
- ❖ Trails
- ❖ Passive parks





Poll Question # 5:



# THEME 3: Health and Social Services

The health and social service policies of the Official Plan focus on ensuring that the physical development of the County meets the health and welfare, and housing needs of Haldimand residents.

# Health and Social Services

Official Plan policies under the Health and Social Services theme deal with:

- ❖ ***Affordable housing***
- ❖ ***Accessibility***
- ❖ Special needs housing
- ❖ Group homes
- ❖ Institutions (libraries, day cares, education, places of worship and health facilities)

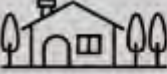




# Housing

A Housing Master Plan is being prepared by SHS Consulting to address matters such as:

- ❖ Affordable housing
- ❖ Mix of housing that is needed
- ❖ Identification of housing gaps

The Housing Master Plan study has identified 6 Gaps that should be addressed in the Official Plan. These gaps will be presented in the following slides.

# Housing Gaps

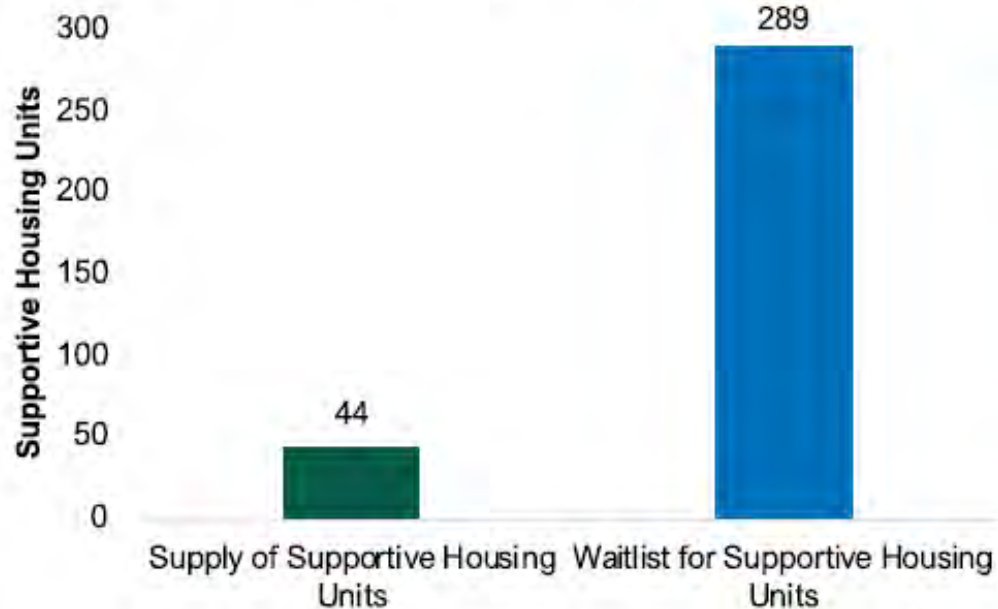
	<b>Single-Detached House</b>	<b>84.9%</b>
	<b>Apartment, less than 5 storeys</b>	<b>6.1%</b>
	<b>Row House</b>	<b>3.9%</b>
	<b>Semi-Detached House</b>	<b>2.6%</b>
	<b>Apartment, Detached Duplex</b>	<b>2.1%</b>

## Gap 1

There is a need for a broader range of dwelling types throughout Haldimand to meet the diverse housing needs of households.

# Housing Gaps

Figure 5: Supply of and Wait List for Supportive Housing: Haldimand; 2019

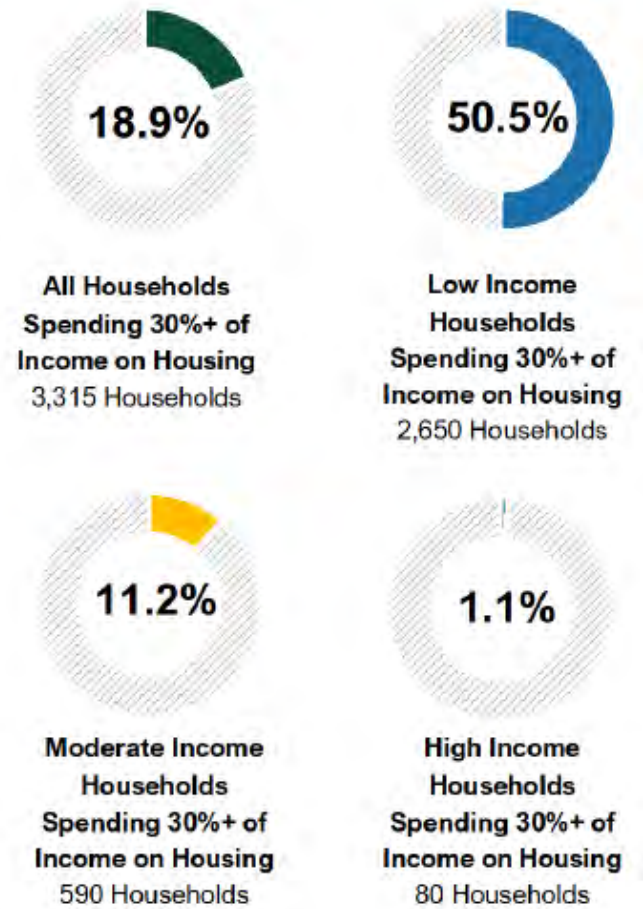


Source: Community Service Providers in Haldimand-Norfolk Counties, 2019

## Gap 2

There is a need for more supportive housing units for people who need housing with supports to live with dignity and as independently as possible.

Figure 7: Proportion of Households Facing Affordability Issues by Income Deciles: Haldimand; 2015



Source: Statistics Canada Custom Tabulations, 2016

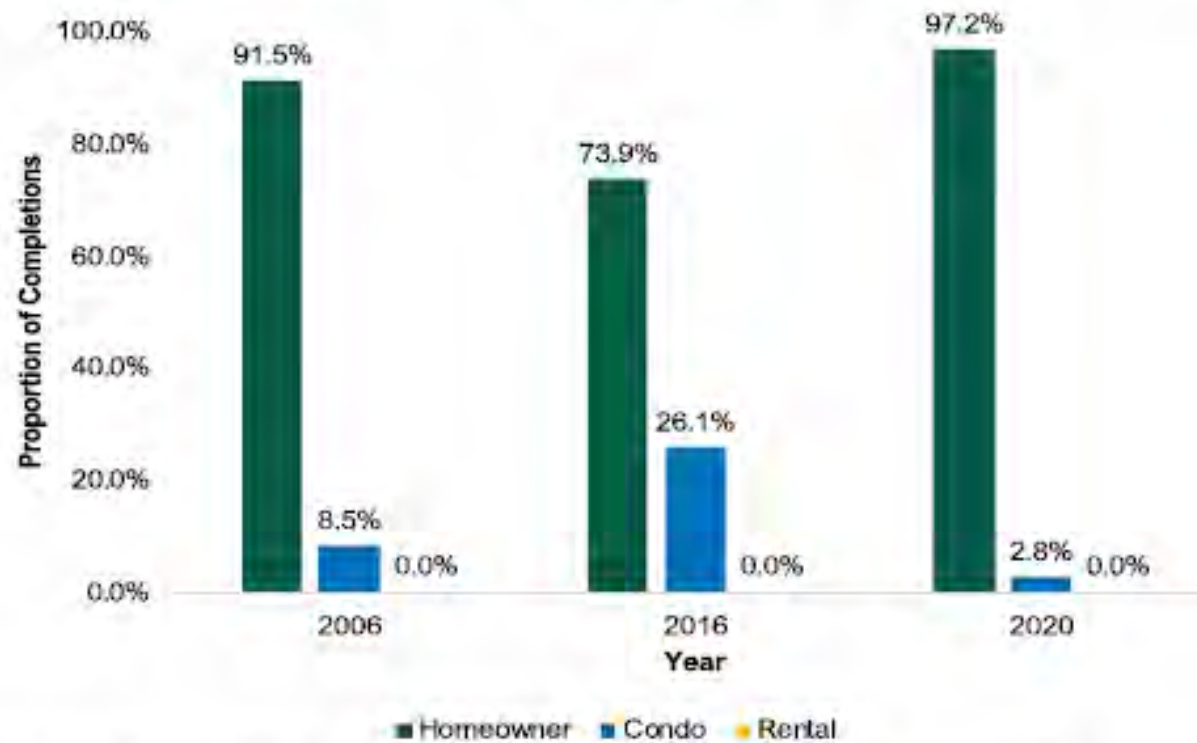
# Housing Gaps

## Gap 3

There is a need for affordable rental housing options for households with low incomes and priority populations.

# Housing Gaps

Figure 10: Proportion of Housing Completions by Tenure: Haldimand; 2006, 2016, 2020



Source: Canada Mortgage and Housing Corporation, 2006, 2016 & 2020

## Gap 4

There is a need to increase the stock of purpose-built rental housing in the primary rental market in Haldimand.



# Other Housing Gaps

## Gap 5

There is a need to develop both market rental and ownership options that are affordable to households with moderate incomes and that are appropriate for larger households.

## Gap 6

The COVID-19 pandemic has increased the need for housing that is safe, suitable, adaptable, and affordable in Haldimand.

Poll Question #6:



# Accessibility

Haldimand County is committed to improving access and opportunities for persons with disabilities in accordance with the *Ontarians with Disabilities Act*. As part of that commitment, the County will:

- ❖ Have regard to accessibility for persons with disabilities when considering draft plans of subdivision;
- ❖ Continuously improve the level of accessibility of by-laws, policies, programs, practices and services;
- ❖ Actively encourage input from the community and the Accessibility Advisory Committee appointed by the Haldimand County Council in the design, development and operation of new, renovated, purchased or leased municipal services and facilities; and
- ❖ Improve accessibility to persons with disabilities to encourage their integration into the economic, political, social, cultural and educational mainstream.

# Q & A

Are there any community or social gaps that the **COVID-19 Pandemic** has brought to light that need to be addressed in policy?

# Additional Comments or Questions?

Are there any topics or questions that you would like to raise, that have not been covered in this presentation?

# Looking Ahead – Next Steps

- ❖ Phase 2 completion – December 2021
- ❖ Public Information Centre on draft recommendations – to be scheduled
- ❖ Public meeting on amendments to the Official Plan – to be scheduled

For project updates, visit the website at:

[www.haldimandcounty.ca](http://www.haldimandcounty.ca)

# Comments are Important to Us

For more information, background reports and project updates, visit the project website at: [www.haldimandcounty.ca](http://www.haldimandcounty.ca)

To provide written comments or for more information, please contact:

Christina Botas, Administrative Assistant, Planning Department –  
Tel: 905-318-5932, x 6209

Or

Email: [planning@haldimandcounty.on.ca](mailto:planning@haldimandcounty.on.ca)



***Thank You*** for your time and input!

Have a great night!

