

Haldimand County

Official Plan Update



Help Shape Haldimand's Future

Report on Rural Residential Development Potential

Matt Reniers and Associates
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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

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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 Official Plan 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,

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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 be calculated 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 rural area, 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:

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Empire Corners – the subdivision contains 41 lots, the smallest being slightly less than 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		

4. Resort Residential Nodes: Development Potential Methodology

The Official Plan defines the Resort Residential Nodes as areas with concentrated existing development which are predominantly recreational residences, and may include related commercial, institutional and recreational facilities serving the area. The nodes are characterized by nodal or linear form of development in lakeshore locations.

According to Section 4.F. of the Official Plan, seasonal residences are the preferred dwelling type along the Lakeshore. It is also preferred that development take place in nodes or clusters rather than as strip development along Lakeshore roads. These nodes or clusters are referred to as Resort Residential Nodes and are identified in Schedules “D.1” to “D.21” of the Official Plan.

Section 4.F.9. of the Plan states that:

Only a limited amount of conversion of seasonal residential structures to year-round residences and new year-round residential infilling development may be permitted, where allowed in this Official Plan.

The areas where conversions or new year-round residential dwellings may be permitted are to be identified in the Official Plan following the completion of detailed studies to investigate such issues as the suitability of the area relating to hazard lands and other land uses, the need to maintain public access and usage of the lakeshore, the potential impact on public infrastructure and services, the impact on natural environmental areas, agricultural areas and cultural heritage resources, and the suitability of the soils and lots sizes to support individual sewage disposal systems and potable water supply. Also to be considered is the need to maintain a reserve of cottage properties for seasonal use.

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Since the Official Plan was adopted in 2009, such detailed studies have not been completed and the Plan has not been amended to designate specific areas where such conversions to year-round dwellings may take place. There is no clear definition of what such terms as “limited amount of conversions” and “maintain a reserve of cottage properties” mean in terms of what the maximum number of conversions should be permitted or what the reserve of cottage properties means in terms of the number of available lots or properties for new cottage development.

The County’s new Comprehensive Zoning By-law, in the Lakeshore Residential (RL) recognizes existing year-round residences as a permitted use and permits the conversion of seasonal dwellings to year-round dwellings subject to meeting specific conditions. These conditions include the following:

- a) the lot is serviced by a potable water supply;
- b) the lot is suitable for an on-site sewage system permitted within the Ontario Building Code, or where the lot is located within a defined sewer service area it shall be serviced by a public sanitary sewage system;
- c) the dwelling is located outside of areas impacted by natural hazards (areas subject to flooding or erosion) and hazardous sites (unstable soils) as determined in consultation with the County and appropriate Conservation Authority;
- d) the lot and any buildings thereon meet the minimum requirements prescribed for the applicable zone;
- e) the lot has frontage on an improved *street*;
- f) soft services, including waste collection and winter control, are provided to the lot; and
- g) emergency access for County fire and paramedic services is available at all times as confirmed by the Fire Chief.

The building permit records for six-year period from 2015 to 2020, inclusive, were examined to determine the level of recent construction activity in the

County for new seasonal dwellings. The results of this review are presented in **Table 4**. The review looked at building permits for new construction and did not include permits issued for additions or other improvements to existing seasonal dwellings. Demolitions for existing seasonal dwellings were also recorded.

Table 4			
Building and Demolition Permits for Seasonal Dwellings: 2015-2020			
Year	Building Permits for New Seasonal Dwellings	Demolition Permits for Seasonal Dwellings	Net Change in the Number of Seasonal Dwellings
2015	5	8	-3
2016	19	12	7
2017	9	7	2
2018	4	9	-5
2019-	12	8	4
2020	8	4	4
Totals	57	48	9
Source: Matt Reniers and Associates			

Over the six-year period, permits were issued for a total of 57 new seasonal dwellings and demolition permits were issued for 48 existing seasonal dwellings for a net gain of 9 dwellings. In many cases, the issuance of a demolition permit was followed soon after by a building permit for a replacement structure. It was not possible to determine from the building permit information whether a building permit related to the conversion of the seasonal dwelling to allow for year-round occupancy. So, it was not possible to determine how many such conversions took place over that six-year period.

Based on these policies, the Resort Residential Nodes have developed as a mix of seasonal and year-round dwellings. In terms of meeting the rural housing needs to 2051 of 572 additional housing units, new seasonal dwellings do not

contribute to meeting that need. The 572 additional housing units refers to year-round permanent housing. However, it must be recognized that the Resort Residential Nodes can also contribute to meeting the County's housing needs to 2051.

The following estimation of development potential in the Resort Residential Nodes is based on the existing boundaries of these Nodes. The methodology used in the determination of development potential in the Resort Residential Nodes was similar to that used to estimate the residential development potential in the County's hamlets. The County's GIS was used to identify vacant parcels and where necessary was confirmed by using Google Maps. The development potential was estimated in the following ways:

1. The seasonal building potential was estimated by identifying the vacant lots in each of the in each of the Resort Residential Nodes that met the minimum Lakeshore Residential (RL) zoning frontage and lot size requirements. The minimum frontage is 18 metres (59 feet) and the minimum lot area is 925 square metres (9,957 square feet). Where the area was of sufficient size to support an internal road system it was assumed that 20% of the land area would be required for roads and other servicing;
2. The permanent housing potential was estimated through the following approaches:
 - A. The potential was based on the seasonal housing potential but only those lots fronting onto public roads were included;
 - B. The potential was estimated on the lot meeting the minimum Hamlet Residential (RH) lot area requirements and fronting onto a public road. Where the area is of sufficient size to accommodate an internal road, it was assumed that 20% of the land would be required for roads and servicing;
 - C. The potential was estimated on the lot meeting the minimum RH lot area requirements and fronting onto a public road. Where the area is

of sufficient size to accommodate an internal road, it was assumed that the average lot size would be 0.4 hectares (1 acre) and that 20% of the land would be required for roads and servicing.

In the preparation of all the estimates, a sufficient developable portion of the lot must not be impacted by hazards such as: the erosion hazard limit, wave uprush hazard limit, stable slope limit, dynamic beach hazard limit, and the 100 year flood level line, or a natural environmental area. There are areas along the lakeshore zoned as Lakeshore Residential (RL) but are not located within a Resort Residential Node. One example is Hickory Beach near the Nanticoke water treatment plant, in addition to other areas. The development potential of vacant lots in these areas was not calculated in the Lakeshore analysis but are included in the discussion on lots of record in this report. Expansion potential within recreation vehicle or trailer parks or campgrounds was not investigated or calculated.

The estimate of the development potential in each of the Resort Residential Nodes is provided in **Table 5**. The total potential for seasonal dwellings in all of the Resort Residential Nodes is for 562 units. Depending upon the calculation approach used, the estimate of the permanent housing potential in the Resort Residential Nodes is in the range of 248 to 453 dwellings. Approaches B and C for the estimation of the permanent housing potential in the resort residential Nodes are the more realistic estimates as such development must be able to accommodate the demand for private water and sanitary sewer services on a year-round basis and not on an occasional and seasonal basis.

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Table 5				
Resort Residential Nodes				
Estimate of Seasonal Dwellings or Permanent Housing Potential				
Resort Residential Node	Seasonal Dwellings	Permanent Housing Potential		
		Based on Minimum RL Standards (Approach A)	Based on Minimum RH Standards (Approach B)	Based on RH standard and 0.4 hectare lots in new subdivisions (Approach C)
Peacock Point	88	71	33	19
Woodlawn Park	13	13	3	3
Wheeler Road	3	1	1	1
Vola Beach	7	6	6	6
Summerhaven	6	1	0	0
Hemlock Creek	6	5	3	3
Hoover Point	120	106	67	67
Featherstone Point	105	75	39	23
Reicheld Road	3	3	2	2
Sweets Corner Road	24	24	16	16
Bookers Bay	0	0	0	0
Evans Point	28	26	14	14
Blott Point	11	11	8	8
Grant Point	7	7	4	4
Johnson Road & Green's Line	72	42	42	42
Beckley Beach	0	0	0	0
Rock Point	12	1	0	0
Niece Road & Clearwater Court	22	17	16	16
Villella Road	3	3	3	3
Mohawk Point	4	5	4	4
Mohawk North	33	33	21	14
Lowbanks East	3	3	3	3
Total Units	562	453	285	248
Source: Matt Reniers & Associates				

If the full potential for permanent housing in the Resort Residential Nodes is to be achieved, the potential supply of new seasonal dwellings would be reduced to about 280 units. Based on recent building permit activity for seasonal dwellings and considering that many new seasonal dwellings are replacements for older cottages, this supply should be sufficient to meet the needs over the planning period to 2051.

It is estimated that there is still the potential for the construction of 314 seasonal dwellings in the Resort Residential Nodes if all of the permanent housing potential is achieved. This does not include the potential that may exist within recreation vehicle or trailer parks. The total potential for seasonal dwellings in the Resort Residential Nodes, assuming that none of the potential is used for permanent dwellings, is 565 dwellings. This estimate includes vacant lots on private roads within the designated Resort Residential Node designated areas.

5. Existing Lots of Record in the Agriculture Designation of the Official Plan

Residential development potential in the rural areas of the County must also consider the potential that may exist on existing lots of record within the Agricultural designation of the Official Plan. The County's Comprehensive Zoning By-Law HC 1-2020 defines a lot of record to mean:

“a lot existing on the date of passing of this by-law which could have been conveyed legally on the date of passing of this by-law without consent under Section 53, of the Planning Act, as amended, or a lot created by the registration of a deed after the date of passing of this By-Law pursuant to a valid consent obtained prior to the passing of this By-Law.”

Lots of record are subject to the provisions set out in Section 4.41.6 of the Zoning By-law which states:

“Where an existing lot, other than a lot located on a private lane, having a lesser lot area, lot frontage or lot depth than that required herein is or has been legally held under distinct and separate ownership from abutting lots continuously from the date of the passing of this by-law, then the said lot shall be deemed to conform to the requirements of this by-law with respect

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to lot area, lot frontage or lot depth, and the provisions hereof respecting lot area, lot frontage and lot depth shall not apply to prevent the use of such lot, or the erection, alteration or use of a building or structure thereon in accordance with all other provisions hereof.”

The Official Plan permits residential development on vacant existing lots of record in the non-urban areas of the County including within the “Agriculture” designation provided that the lot has frontage on a public road, can accommodate a water supply and on-site sanitary sewage system, and the site can be drained properly. The MDS requirements do not apply to an existing lot of record provided that the dwelling is located on the lot as far as possible away from the livestock operation. A dwelling may also be permitted on an existing lot of record within a Natural Environment Area subject to an environmental impact study approved by a conservation authority. In the Zoning By-law, the regulations on lot area, lot frontage and lot depth do not apply to a lot of record. Section 4.19 of the Zoning By-law also exempts lots of record from being required to be connected to water supply and sanitary sewer systems. Lots of record in the agricultural areas, hamlets and resort residential areas, in almost all cases, are reliant on private water supply and sanitary sewer systems.

To estimate the potential number of lots of record within the Agricultural designation of the Official Plan, the County’s GIS staff were asked to identify all vacant lots of record that are less than 2 hectares (5 acres) in area. This search included four assessment property codes:

- Property Code 100: Vacant residential land not on water,
- Property Code 110: Vacant residential/recreational land on water,
- Property Code 200: Farm property without any buildings/structures, and
- Property Code 210: Farm without residence—with secondary structures; with farm outbuildings.

A total of 471 lots of record were identified. These lots were reviewed to determine their development potential. Lots of record that are landlocked, have minimal frontage on a public road, lack suitable depth or are of a shape that would make development difficult, are sufficiently constrained by natural hazards so that there is insufficient land for development, or are parkland, were

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identified and excluded. Also excluded are lots that do not meet the minimum size for a lot in the Agricultural zone which is 1,855 square metres (0.46 acres). It may be possible that a lot of record of a smaller size can be built upon and supplied by private water and sanitary services but it is expected that this will be the exception rather than the norm. It is also recognized that on some lots of record, such as farm properties with no existing dwelling and greater than 2 hectares (5 acres) in area, there is the potential for new homes to be built. It is assumed that this will be relatively rare. The objective has been to arrive at an estimate of development potential that is conservative and realistic.

Following this analysis, the results of which are presented in **Table 6**, the residential development potential on vacant lots of record in the agricultural area of the County is estimated to be 245 lots.

Table 6			
Potential Residential Development on Lots of Record			
	Number of Lots	Total Area of Lots	Average Size of Lots
Vacant residential land not on water	128	83.12	0.65
Vacant residential/recreational land on water	14	11.44	0.82
Farm property without any buildings/structures	92	60.24	0.65
Farm without residence—with secondary structures; with farm outbuildings	11	12.66	1.15
Totals	245	167.46	0.68
Source: Matt Reniers & Associates			

6. Total Rural Area Residential Potential

The total residential potential is the sum of the permanent housing potential in the County's hamlets, resort residential nodes and lots of record within the rural area of the Official Plan. This potential is summarized in **Table 7**.

Table 7 Estimate of Housing Development Potential in the Rural Areas of Haldimand County, 2021	
Category	Potential Number of New Dwellings
Hamlets	487
Resort Residential Nodes	248
Lots of Record	245
Total	980
Source: Matt Reniers & Associates	

The total rural residential potential is estimated to be 980 permanent dwellings. This estimate, which is conservative, is in excess of the requirement of 572 new dwellings required in the rural area in the County. Even if the development in the Resort Residential Nodes were to be restricted to only seasonal dwellings, there would still be a sufficient potential supply of lots to meet the rural growth needs during the 30-year period between 2021 and 2051. It should be noted that the potential residential development supply provided in **Table 7** is based on the more conservative estimates contained in **Tables 3, 5 and 6**. If the potential within Resort Residential Nodes were to be excluded there would still be 732 potential residential lots in the hamlets and other rural areas which is about 160 lots in excess of the need to 2051. Under this scenario there would be potential for 562 additional seasonal dwellings along the lakeshore.

As a result, any boundary expansions to Hamlets or Resort Residential Nodes cannot, at this time, be justified on the basis of need for more development land. However, some minor boundary adjustments may be warranted to recognize

existing development or to better align Hamlet or Resort Residential Node boundaries with property lines or with the Hamlet Residential (RH) and Lakeshore Residential (RL) zone boundaries.

It should also be recognized that a review of the rural land needs assessment should be carried out in conjunction with the five-year review of the County's Official Plan. Such a review will enable the County to respond to changes in development trends and to augment supply when necessary.

7. Requests for Hamlet Boundary Expansions

Several requests for the expansion of hamlet boundaries and resort residential nodes have been received and the review of these requests should be within the context of justifying the need for such expansions.

7.1 Canfield

The owner of a property at the southwest corner of Canfield has requested that it be included within the boundary of the hamlet to permit the severance of a lot to accommodate a residential dwelling. The location of the property in relation to the Canfield hamlet boundary is shown on **Map 1**. On **Map 1**, the Canfield boundary is outlined in purple and the subject property is outlined in blue.

The property does not have any structures and is currently farmed. The property does not have a municipal street address and its assessment roll number is 2810155005161000000. It has a land area of 15.70 hectares (38.8 acres) and frontage of 45.8 metres (150 feet) along the south side of Talbot Road.

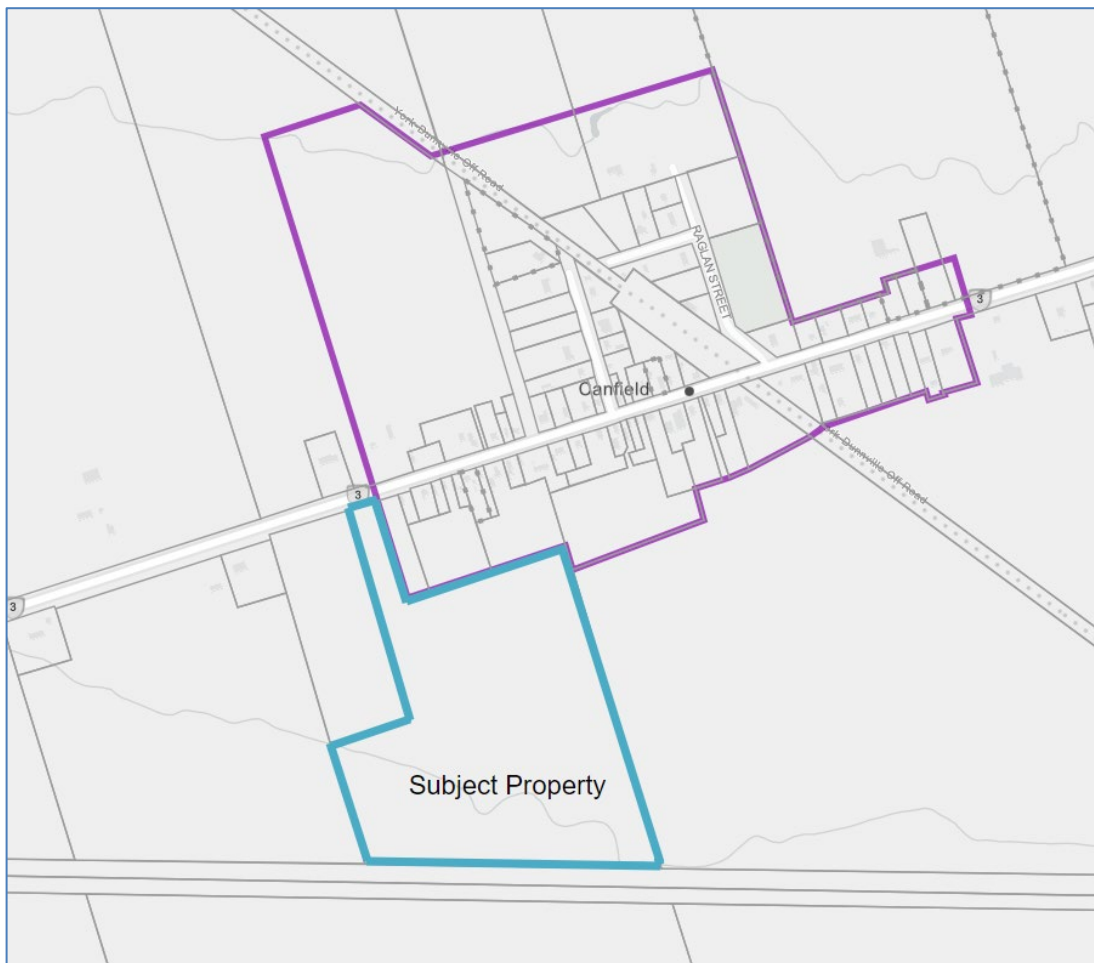
The entire property is designated as Agriculture in the Official Plan and is zoned as Agriculture (A) in the Zoning By-Law. The minimum frontage requirement in both the Hamlet Residential (RH) zone and Agricultural (A) zone is for 30 metres. In the provincial Agricultural Land Base, the property is considered to be prime agricultural land. The soils on the property have a Class 3 capability for agriculture. The current zoning of the property allows a single detached dwelling to be constructed on the property without need for a severance.

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The severance of a lot for residential purposes would leave the remaining parcel with an approximate frontage of 16 metres (52 feet), which is less than the minimum required. Canfield, as indicated on Table 3, has an identified potential for 36-68 new dwellings and overall, Haldimand County has a sufficient supply of housing potential in the rural area.

Recommendation:

That the request to extend the Canfield hamlet boundary to facilitate the severance of a residential lot on the south side of Talbot Road not be approved as the retained lot would have inadequate street frontage and there is no justification for expanding the hamlet boundary based on residential land needs assessment for the rural area of the County.

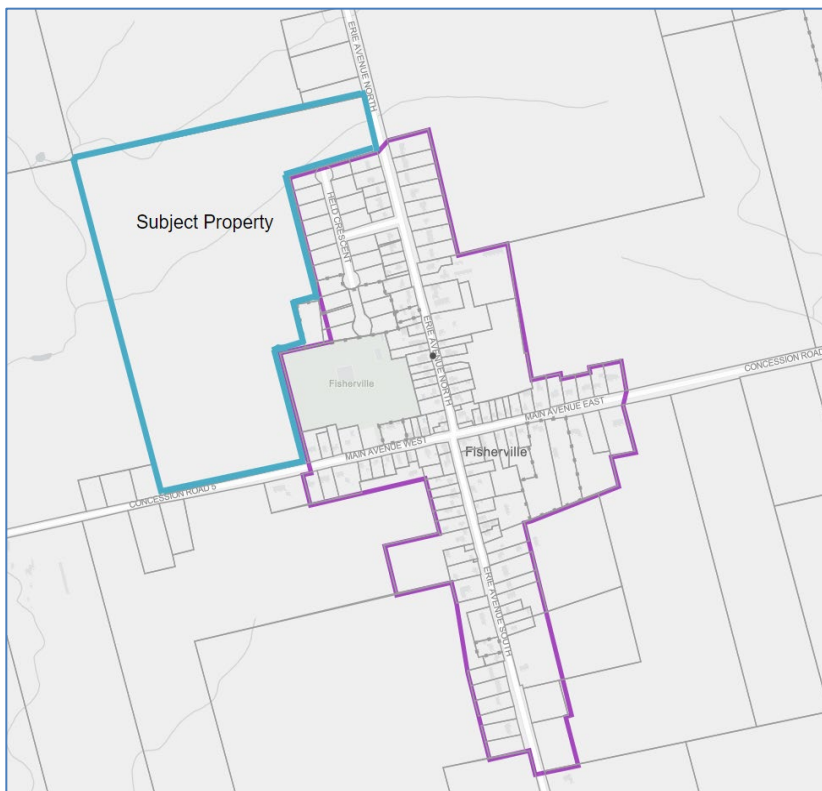


Map 1: Boundary Expansion Request: Canfield

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.

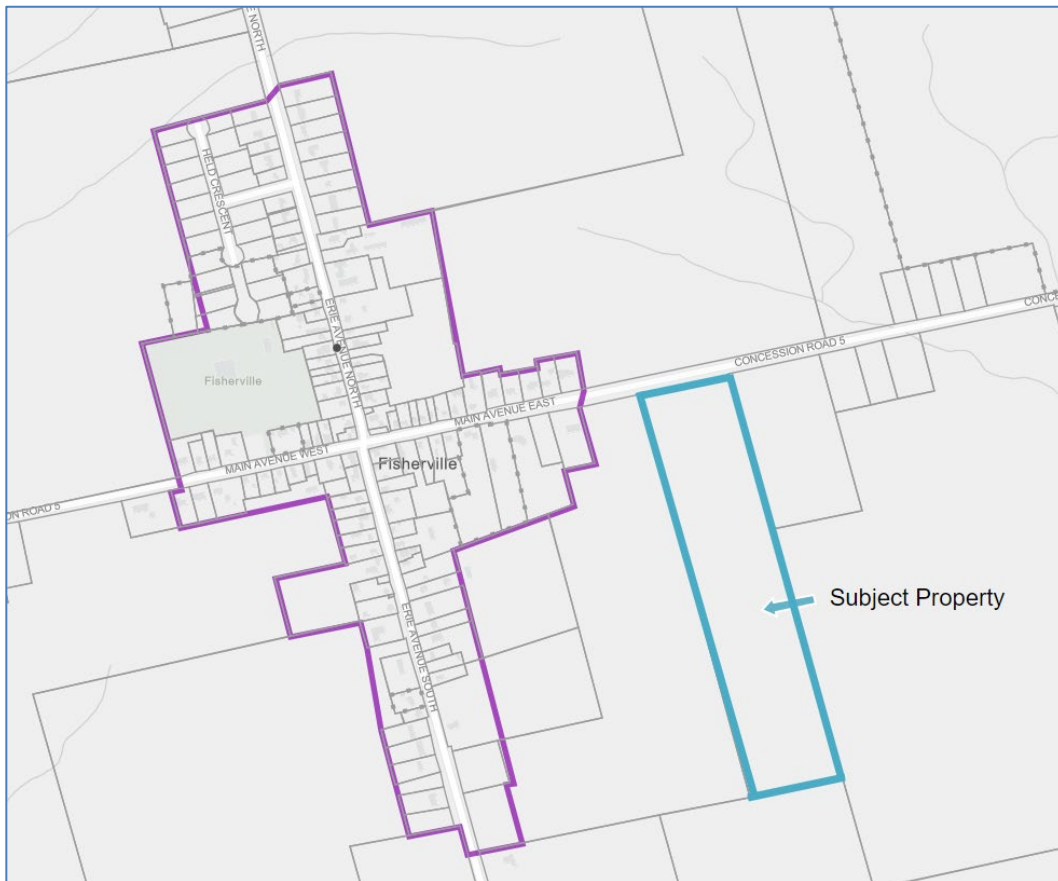
That the boundary of Fisherville be adjusted to align with the RH(H) zone for the southern extension of Held Crescent. This minor boundary adjustment is a housekeeping matter as it adds no development potential to the hamlet. Instead, it aligns the hamlet boundary with the existing lotting fabric and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

7.3 Fisherville – Conc 4, Part Lot 7 (Main Avenue East, Concession 5 Road)

A request has been received from the owner of the property at Concession 4, Part Lot 7 (Main Avenue East, Concession 5 Road) to extend the Fisherville hamlet boundary eastward to include the property so that a severance can be obtained for a residential lot. The location of the property is shown on **Map 3**. The property has no buildings or structures and does not have a municipal street address. Its assessment roll number is 2810158003082050000. The property has a frontage of 146.38 metres (480 feet) and a lot area of 24.9 hectares (61.5 acres). The property is located about 100 metres to the east of the Fisherville hamlet boundary.



Map 3: Fisherville: Concession 4, Part Lot 7 (Main Avenue East, Concession 5 Road)

The property is designated as Agriculture in the Official Plan and is zoned Agricultural in the Zoning By-law. The property is shown as prime agricultural

land in the provincial Agricultural Land Base and the soil capability for agriculture is Class 3. Other than the Rainham Central Public School, immediately to the east of the subject property, the property is surrounded by farm fields.

To extend the hamlet boundary to include the front portion of the property to create a residential lot would also require the inclusion of an intervening property, as the subject property is not contiguous with the hamlet boundary. Expanding the hamlet boundary on the south side of Main Street East would make it difficult not to justify extending hamlet boundary eastward on north side of the road for the equivalent distance.

The expansion request to the east of Fisherville involves a total distance of 246 metres (807 feet) which would enable the creation of seven new residential lots while still permitting access to the rear of the subject property for farm equipment. As stated in this report, there is sufficient residential development potential within the County's rural areas to meet the growth needs to 2051. Also, the existing residential development potential in Fisherville has been estimated to be for 16 lots.

Recommendation:

That the request to extend the Official Plan boundary of Fisherville to include the property at Concession 4, Part Lot 7 (Main Avenue East, Concession 5 Road) not be approved as the lands are not needed to meet the rural area growth needs of the County to 2051.

7. Selkirk – Erie Street South, Walpole Concession 1 PT Lot 24 RP 18R7310 Part 1

The owner of the property at Erie Street South, Walpole Concession 1 PT Lot 24 RP 18R7310 Part 1, (Roll: 281033200834800), south of Selkirk has requested that the property be subdivided to create eight residential lots. The location of the property is shown on **Map 4**. As illustrated on **Map 4**, the

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northern property line of the subject property is about 615 metres (2,018 feet) on Erie Road South from the southern boundary of the hamlet of Selkirk. The proposed residential lots are in the northern portion of the subject property and the southern most of the proposed lots is about 340 metres (1,115 feet), along Erie Road South, from the Resort Residential Node of Summerhaven. The request submitted by the property owner, illustrating the proposed plans and justification, is attached as **Appendix “A”** to this report.

The property is a total area of 9.7 hectares (24.0 acres). Each of the proposed eight new residential lots, will have a frontage of 33.5 metres (110 feet) and a depth of 38.1 metres (125 feet).

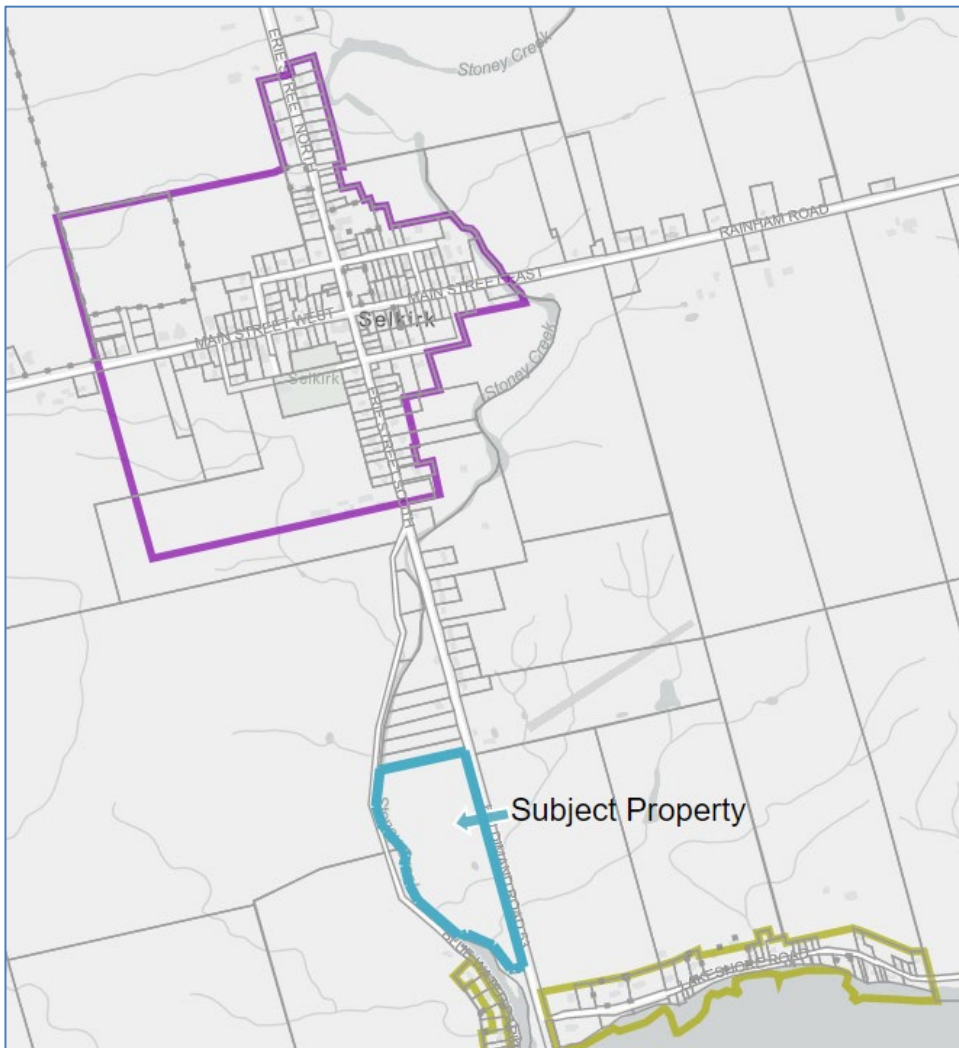
The subject lands are designated as Agriculture and Natural Environment Wetland Area and are identified as Natural Environment Reference Area # 12 in the Official Plan. The frontage along Erie Street South, where the lots are proposed, is primarily designated as Agriculture. The entire property is zoned as Agricultural (A) in the County’s Comprehensive Zoning By-law HC 1-2020. The Hazard Lands Overlay: Natural Hazard follows along the east side of Stoney Creek and the Hazard Lands Overlay: Natural Environment Area is to the east of the Natural Hazard Area. Neither Hazard Land overlay extends to the area of the proposed lots.

The soils on the subject property are primarily Class 3 for agricultural capability with Class 6 soils along the western side near the wetland area. The entire property is included in the provincial Agricultural Land Base as prime agricultural land. The property is not currently farmed although the area along Erie Street South appears to have been farmed at one time but is now overgrown with vegetation. A large portion of the property appears to be a woodlot. On the east side of Erie Road South are several farm properties.

The subject property is not contiguous to the Selkirk hamlet boundary or to the Summerhaven Resort Residential Node. The distance from the northern edge of

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the subject lands to the southern boundary of the hamlet of Selkirk is about 885 metres. Extending either the Selkirk hamlet boundary or the Summerhaven Resort Residential Node boundary to include the subject property will increase the overall development potential along Erie Street South. As the analysis presented in this report has indicated, there is sufficient development potential within the rural areas of the County to meet housing needs to 2051. The development potential within Selkirk is for 77 to 148 new dwellings.



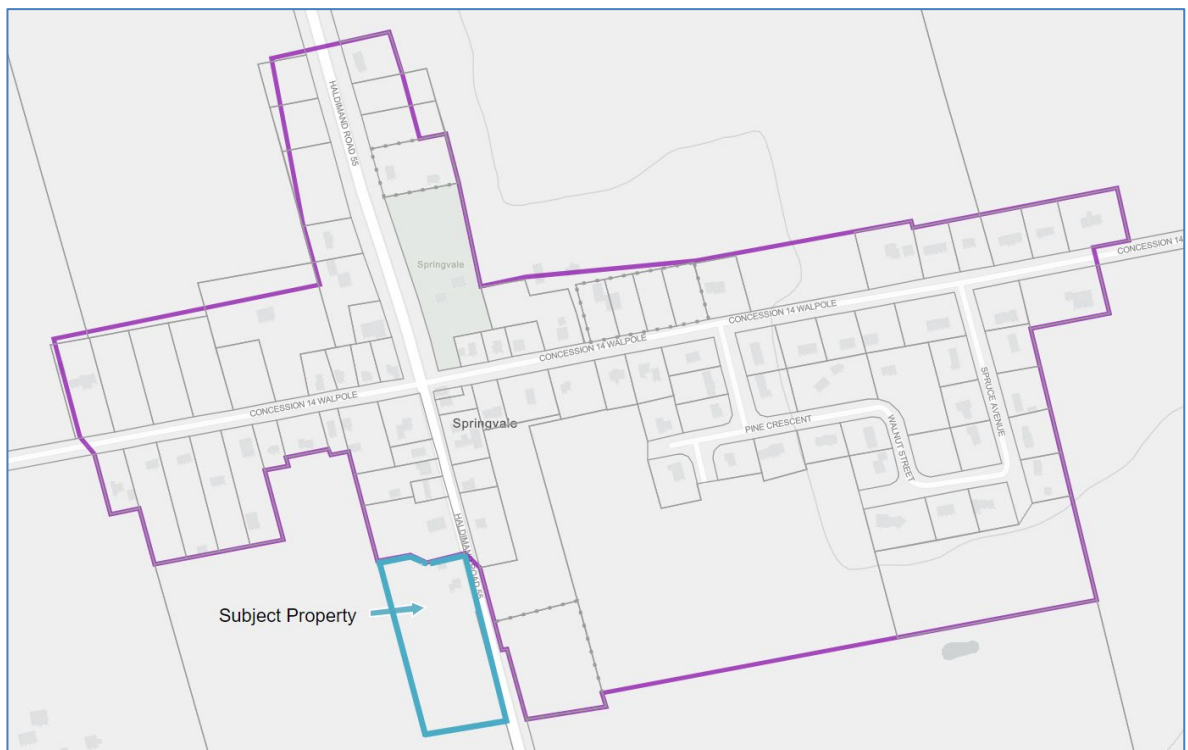
Map 4: Request submitted for Selkirk – Erie Street South, Walpole Concession 1 PT Lot 24 RP18R7310 Part 1

Recommendation:

That the request to extend the Official Plan hamlet boundary of Selkirk or the Resort Residential Node of Summerhaven to include the property at Erie Street South, Walpole Concession 1 PT Lot 24 RP 18R7310 Part 1, not be approved as the lands are not needed to meet the rural area growth needs of the County to 2051.

8. Springvale

A request has been received to extend the boundary of the hamlet of Springvale southward along the west side of County Road 55 to permit the creation of two or three residential lots. The subject lands have an area of about 1.6 hectares (4.0 acres) and frontage of about 180 metres (591 feet) along County Road 55. The location of the property is shown on **Map 5**. The property owner has stated that the subject property was included within the Springvale boundary in the former Official Plan for the Regional Municipality of Haldimand-Norfolk.



Map 5: Hamlet of Springvale Expansion Request

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The subject area is a portion of a larger farm property municipally known as 2609 Haldimand Road 55. The Springvale hamlet boundary follows the northern property line of 2609 Haldimand Road 55. There is a residential building in the northern portion of the property fronting on Haldimand Road 55. The area proposed for the expansion of the hamlet includes this residence. Most of the subject property is currently farmed. The land generally has Class 2 soils for agriculture, with some Class 3 lands along the western boundary of the proposed extension area and a small portion of Class 5 land at the southwest corner of the extension area. The property is included in the provincial Agricultural Land Base as prime agricultural land.

Much of lands around Springvale are designated as a Mineral Aggregate Resource Area on Schedule “A.2” of the Official Plan. According to Policy 3. A. 2). 2 of the Official Plan, mineral aggregate resource areas are to be protected for future extraction. Policy 3. A. 2). 5 also states that aggregate resource areas should be protected from new sensitive uses that may hinder potential future aggregate operations. The converse is also true; new aggregate operations in close proximity (within 500 metres (1,640 feet)) to sensitive uses, such as residential development, should also be assessed and appropriate separation distance be established. The expansion of Springvale boundary, as requested, could impact future aggregate operations in this area and therefore should not be supported. According to the estimates presented in **Table 3**, Springvale has potential for the development of 17-24 new residential dwellings within the current hamlet boundary.

Recommendation:

That the request submitted to expand the Springvale hamlet boundary southward on the west side of Haldimand Road 55 to include a portion of the property at 2609 Haldimand Road 55 not be approved as the lands are not needed to meet the rural area growth needs of the County to 2051, and because the expansion is within the Aggregate Resource Area designation of the Official Plan which is to be protected for future aggregate operations.

7.6 760 Marshall Road

A request has been received for the creation of 5 lots on the east side of Marshall Road, to the south of Haldimand Road 20 as an extension to the hamlet of Byng. The proposed request is shown on **Map 6**.



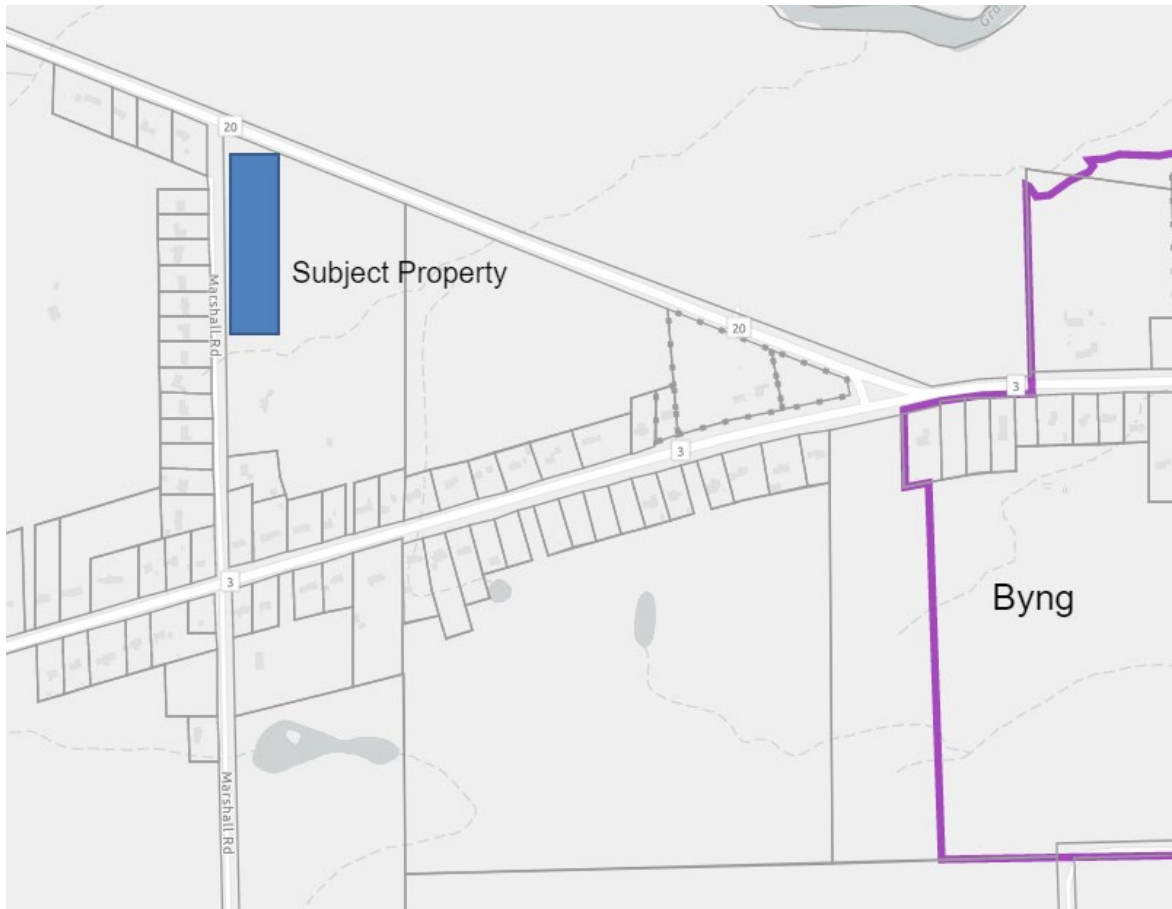
Map 6 760 Marshall Road, Proposed Lots

Marshall Road, to the north of Rainham Road, is a cul-de-sac of about 475 metres (1,558 feet) that terminates to the south of Haldimand Road 20. The proposed lots are about 1.1 kilometres (3,600 feet), by road, from the western

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boundary of Byng. The location of the subject lands in relation to Byng is illustrated in **Map 7**.

Four of the proposed lots have a frontage of 45.7 metres (150 feet) and a depth of 91 metres (300 feet) and have a lot area of .41 hectares (1 acre). The fifth lot is irregular in shape and has a frontage of 64 metres (210 feet) and a depth of 91.4 metres (300 feet). All of the lots meet the Zoning By-law minimum lot requirements. Single detached residential lots on the west side of Marshall Road face the proposed new lots.



Map 7 **Location of 760 Marshall Road in Relation to Byng.**

The subject lands are currently farmed. The soils have Class 3 capability for agriculture and are included in the Provincial Agricultural Land Base as prime

agricultural land. As has been demonstrated in this report, there is a sufficient supply of lots in the rural area of the County to accommodate residential growth needs to 2051. Development of the proposed lots on prime agricultural lands is not needed to meet the County's 2051 residential growth requirements.

Recommendation

That the request for the creation of five lots at 760 Marshall Road not be approved as the proposed development is on prime agricultural land and the development is not needed to meet the 2051 growth needs for the rural area of the County.

8. Requests for Resort Residential Node Expansions

8.1 Silverthorne Homes, 2807 Lakeshore Road

Silverthorne Homes has submitted a request for the re-designation of the property at 2807 Lakeshore Road and legally described as Part Lot 14, Concession 7, geographic Township of South Cayuga (Roll: 281015700222900) from Agriculture to Resort Residential to permit seasonal residential development on the subject lands. The property is outlined in blue on **Map 8**.

Many of the properties fronting onto Lakeshore Road to the east and to the west of the subject property are zoned Lakeshore Residential (RL). The subject property is zoned Agricultural (A) as are the lands on the south side of Lakeshore Road immediately across the road from the subject lands. The lands to the rear of the subject property are also zoned Agricultural (A), as are the lands along South Cayuga Road. In the Official Plan, the area, including the subject property, is designated Agriculture. The nearest Resort Residential Node, Blott Point, is about 750 metres (2,461 feet) to the east and the Resort Residential Node of Evans Point is about 1,250 metres (4,101 feet) to the west.



Map 8: Silverthorne Homes, 2807 Lakeshore Road

With respect to lakeshore hazards, the 100 Year Flood Level and the Stable Slope Limit are both on the south of Lakeshore Road. The Wave Uprush Hazard Limit follows along the northside of Lakeshore Road and the Erosion Hazard Limit cuts through the property at a distance that varies from about 5 to 18 metres (16.4 to 59 feet) from the Lakeshore Road property line.

Soils on the subject property are predominately Class 3 capability for agriculture with a small area of Class 6 soils along Lakeshore Road near the southwest corner of property. The lands are included in the provincial Agricultural Land Base as prime agricultural Lands. The lands immediately to the north of the subject property are in agricultural production.

The entire property has a frontage of 256 metres (839 feet) and a land area of 1.86 hectares (4.59 acres). Due to existing development located on the east side of the subject property, about 160 metres (525 feet) of frontage along Lakeshore Road is potentially available for development. The minimum frontage permitted in the Lakeshore Residential (RL) zone is 18 metres. Therefore, the subject lands have the potential accommodate up to 8 seasonal dwellings with the assumption that private water and septic systems can be installed on each lot. Lakeshore Road is a County Road and vacation homes constructed on the property may potentially be converted for permanent occupancy subject to meeting the conversion regulations set out in Section 4.13 of the Zoning By-law.

The land needs section of this report has indicated that there is a considerable supply of potential cottage or vacation home lots in the County as well as considerable opportunity for the construction of permanent dwellings to meet housing needs to 2051.

Recommendation

That the request submitted by Silverthorne Homes for the re-designation of the property at 2809 (Part Lot 14, Concession 7, Geographic Township of South Cayuga) from Agriculture to Resort Residential to permit seasonal residential development on the subject lands not be approved as the lands are not needed to meet the rural area growth needs of the County to 2051, the lands are impacted by the Erosion Hazard Limit along the lakeshore and as the lands are in a prime agricultural area.

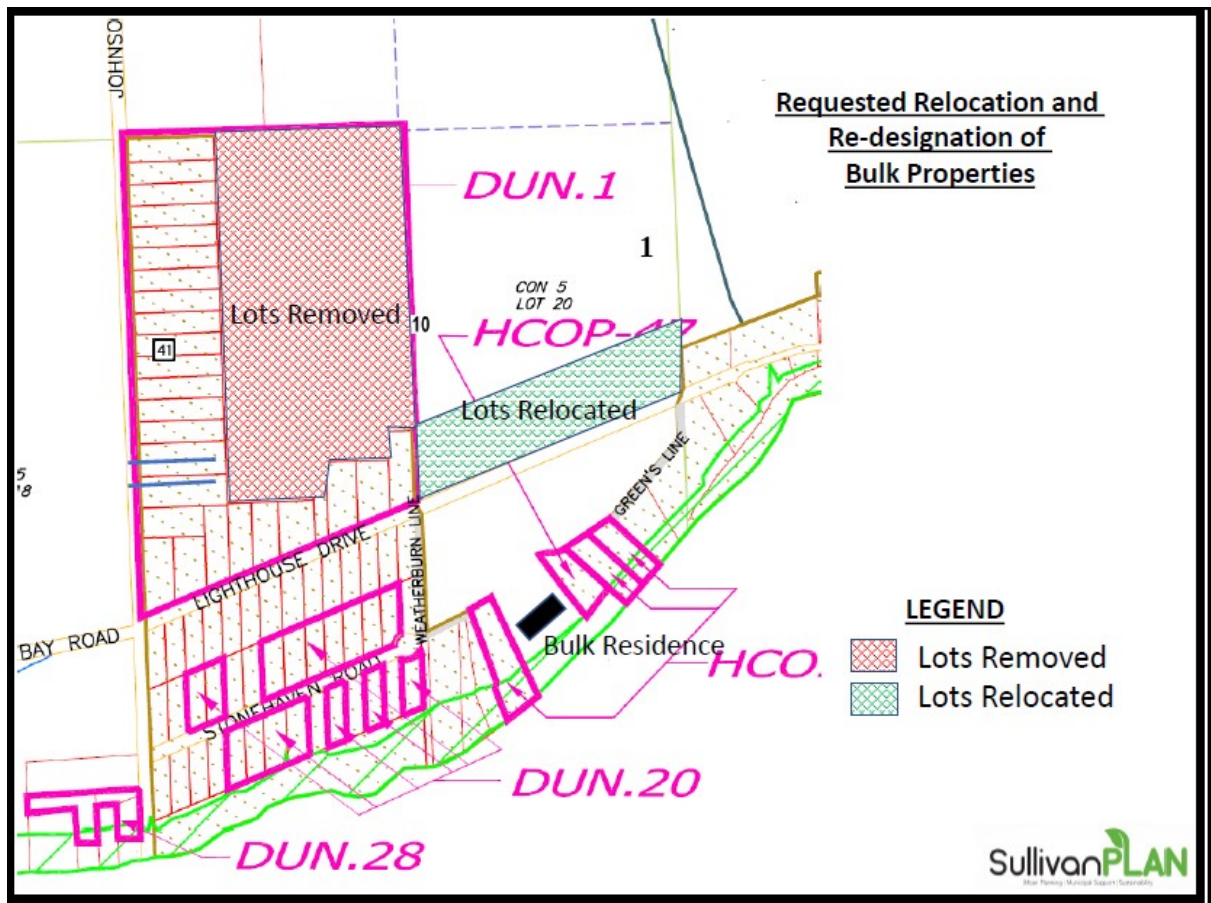
8.2 Resort Residential Nodes of Johnson Road and Green's Line

Sullivan Planning Services Inc., now LandPro Planning Solutions Inc. (LandPro), has submitted a request on the behalf of the owners of the properties known as Dunnville Concession 5 SDR Part Lot 19 DEP and located on the north side of Lighthouse Drive. This request is attached as **Appendix "B"**. The request is to remove 30 lots on the east side of unopened Boulder Road, which are within the Johnson Road Resort Residential Node, and to relocate them on

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the north side of Lighthouse Drive in an area that is currently designated as Agriculture in the Official Plan. **Map 9**, which is from the LandPro submission, illustrates the request.

According to the submission, the request, if approved, will result in a net increase in land available for agriculture as the area to which the lots are to be relocated is smaller than the area to be removed from the Resort Residential Node designation.



Map 9: LandPro Request

The lands to be removed from the Resort Residential Node designation are subject to Site Specific Policy Area Dun.1 which states as follows:

Dun 1 On the lands shown on **Schedules 'A.3' and "D.14"** as having reference to this special provision, the County shall acquire all private rights-of-way within the area and will by, by-law assume these roads

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for maintenance purposes at a standard eligible for the Ministry of Transportation maintenance subsidies.

The lot configuration and the private right-of way is shown on **Map 10**. Each lot in the area has its own separate assessment roll number. The private right-of-way, which has not been constructed, is known municipally as Boulder Drive. The lots on either side of Boulder Drive are all about 0.4 hectares (1 acre) or more in area. The Dun.1 Site Specific Policy states that the County will assume the right-of-way at a standard eligible for Ministry of Transportation maintenance subsidies.

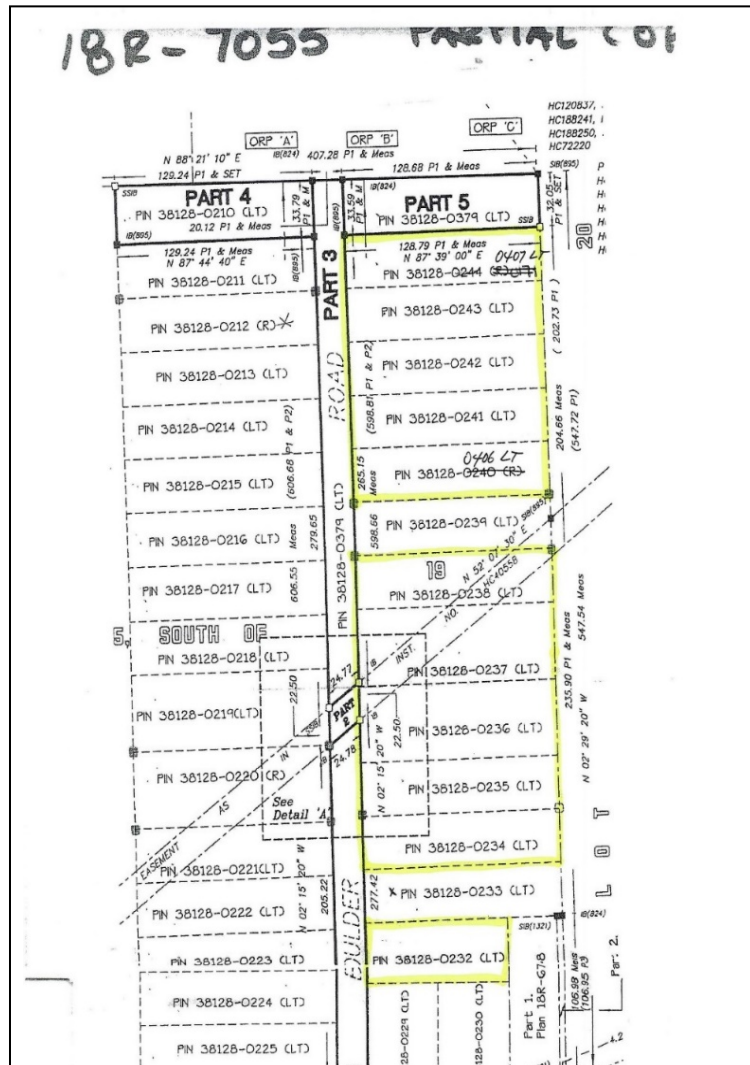


Map 10: Lot Configuration and Right of Way, Resort Residential Nodes of Johnson Road and Green's Line

LandPro, as requested, has provided a map of the properties owned by their client in the area to be removed from the existing Resort Residential Node

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designation. The properties on Boulder Drive owned by their client are highlighted in yellow on **Map 11**.



Map 11: Johnson Road Resort Residential Node - Lands Owned by Client

As indicated on **Map 11**, their client owns most of the properties (11) on the east side of Boulder Drive but not any of the properties on the west side of Boulder Drive which are also requested to be removed from the Resort Residential Node designation. The LandPro submission does not provide any information on the number of new lots proposed on the north side of Lighthouse Drive. The area of the proposed relocation has a frontage of about 435 metres (1,427 feet) which has capacity of between 14 and 24 lots based on whether the

average lot frontage is 30 metres or 18 metres, respectively.

The subject lands are not subject to any natural hazards or natural environmental constraints.

Soils are Class 2 capability for agriculture in the southern area of the lands to be removed from Resort Residential Node and along Lighthouse Drive and Class 3 in the northern two-thirds of the lands to be removed. The lands to which the lots are to be relocated have Class 2 capability for agriculture. The relocation area is also mapped as Prime Agriculture in the provincial Agricultural Land Base. The upper two-thirds of the lands on either side of Boulder Drive are also considered to be prime agriculture land while the lower the third is considered to be a candidate area for potential designation as prime agricultural land. All of the subject lands including the proposed relocation area are currently under cultivation.

The proposed designation will leave an area on the south side of Lighthouse Drive surrounded by Resort Residential Node designations. This is a cultivated field measuring about 5.2 hectares (12.9 acres) in area. The soils in this area have Class 2 agricultural capability and are currently being farmed, as are the lands to the north of Lighthouse Drive. It would be difficult in the future to refuse a request for a Resort Residential Node designation on the cultivated field as it will be surrounded by that land use designation.

Lighthouse Drive is a County Road and vacation homes constructed on the property may potentially be converted for permanent occupancy subject to meeting the conversion regulations set out in Section 4.13 of the Zoning By-law.

Recommendation:

That the request submitted by LandPro on the behalf of the owners of the properties known as Dunnville Concession 5 SDR Part Lot 19 DEP and located on the north side of Lighthouse Drive not be approved as the request may impact the potential development of other lands within the Resort Residential Node of Johnson Road and will negatively impact prime agricultural lands.

8.3 Resort Residential Node of Peacock Point

A request has been received from the owner of the property at 697 South Coast Drive to have the Resort Residential Node designation of Peacock Point extended to include the entire property. The property is described as Walpole Concession 1 Part Lot 15 RP 18R1334 PT Part 2 and the assessment roll number 2810332002092100000. The subject lands are outlined in blue on **Map 12**.



Map 12: 697 South Coast Drive, Peacock Point Resort Residential Node

Map 13 shows the immediate land use context of the property at 697 South Coast Drive that the boundary of the Resort Residential Node of Peacock Point runs through the southern portion of the property. Immediately to the north and

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west of the property are the campground areas of the Haldimand Conservation Area. To the south is the Resort Residential Node of Peacock Point and to the east is a large property that is mostly wooded. The subject property is not farmed. The property is not within the floodplain or wave uprush area from Lake Erie. The erosion hazard limit crosses the southwestern portion of the property.



Map 13: 697 South Coast Drive, Land Use Context

The subject property has an area of 4.08 hectares (10.08 acres).

The entire property is classified as having Class 3 soil capability for agriculture. The portion of the property outside of the Resort Residential Node is in the provincial Agriculture Land Base and indicated as prime agricultural land.

According to the Implementation Guidelines for the Growth Plan, the designations according to the Agricultural Land Base can be adjusted to recognize property lines. In this case it is reasonable to exclude the entire property from the provincial Agricultural Land Base.

Based on considerations that the adjacent Haldimand Conservation Area is a large camping area, that a portion of the property is already included within the Resort Residential Node of Peacock Point, that the subject lands are not farmed and that the adjacent property immediately to the east is also not farmed, the extension of the Resort Residential Node to include the entire property is reasonable. The requested extension of the Peacock Point Resort Residential Node boundary to include the balance of the subject property is a logical extension and would be compatible with adjacent land uses.

Recommendation:

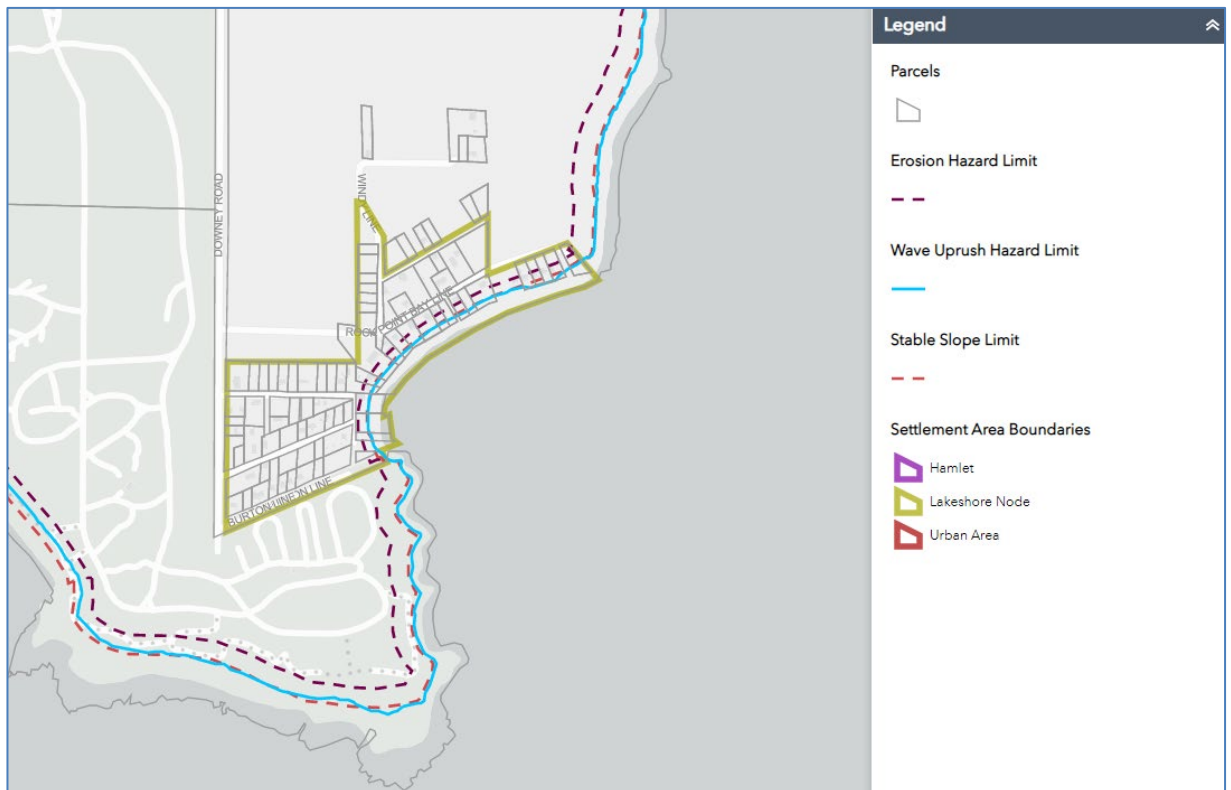
That the request submitted by the owner of the property known as 697 South Coast Drive (Walpole Concession 1 Part Lot 15 RP 18R1334 PT Part 2) be approved as the Resort Residential Node designation on the lands will be compatible with adjacent uses, the lands are not farmed, the property should not be considered as prime agricultural lands, a portion of the property is already within the boundary of the Peacock Point Resort Residential Node, and the addition of the remainder of the property is a logical extension of the existing Resort Residential Node boundary.

8.4 Resort Residential Node of Rock Point

The owner of the property at 64 Rock Point Bay Line (Roll: 025001154000000) has requested that the boundary of the Resort Residential Node of Rock Point be expanded to create additional potential for seasonal dwellings. The additional lots for seasonal dwellings are to compensate for the construction costs of a protective break wall to reduce the amount of land being lost along the Lake Erie shore line due to erosion and to protect existing agricultural lands.

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The property is located on the east side of Downey Road and is to the east and north of Rock Point Provincial Park. Most of the seasonal dwellings, except for the few that front onto Downey Road, are on private roads. The extent of the Resort Residential Node designation is shown on **Map 13**. The seasonal lots backing onto Lake Erie are impacted by the erosion hazard limit, the stable slope line, and the wave uprush limit, which are also shown on **Map 13**.



Map 13: Resort Residential Node of Rock Point and Hazard Land Limits

Policy 2.C.2)6. of the Official Plan provides some flexibility along the lakeshore where an existing building or structure is to be relocated due to a lakeshore related hazard. This policy states as follows:

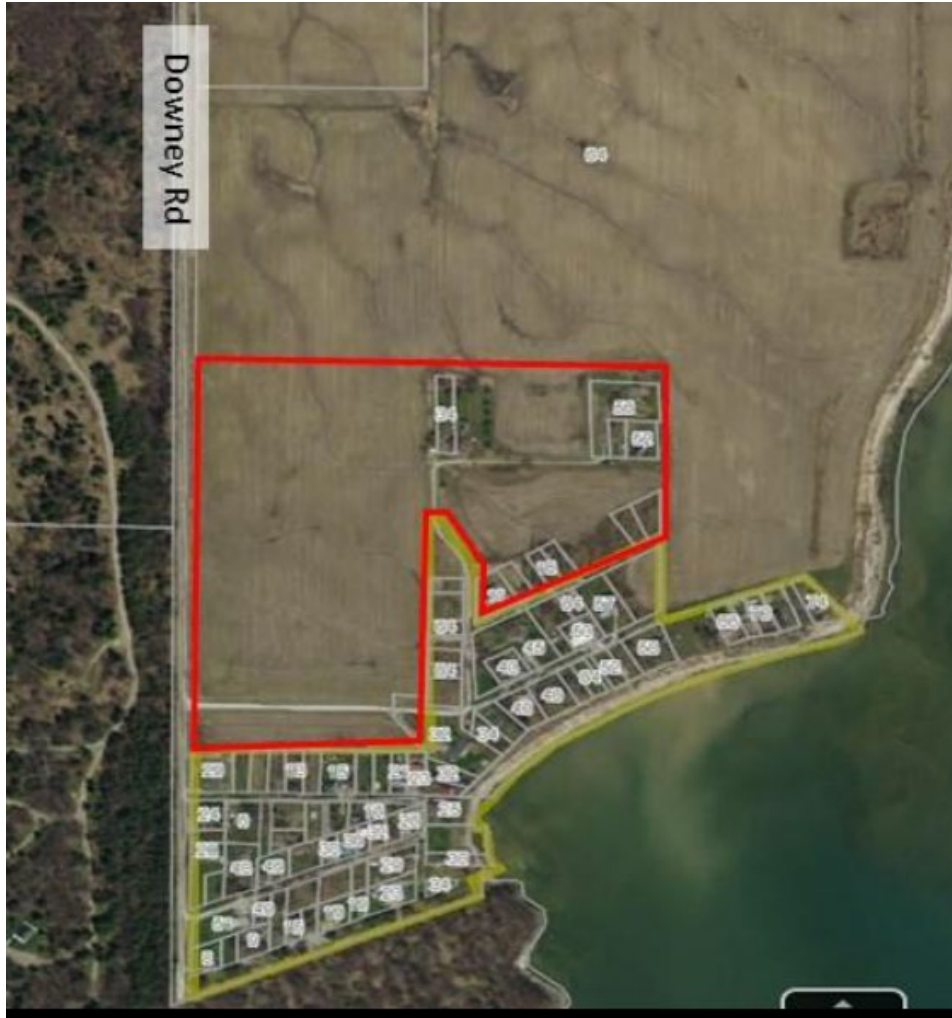
Nothing in the above policies shall be interpreted to prohibit the relocation of an existing building or structure presently located within the Lakeshore Hazard Lands designation to a location farther away from the edge of the bluff on the same lot or to another lot farther away from the edge of the bluff, even if it is still within the Lakeshore Hazard Lands subject to meeting

the provisions of the applicable Zoning By-law. If a structure is relocated to another lot, no replacement structure may be constructed on the lot from which the original structure was moved. The Zoning By-law may contain minimum building setbacks from the top of the bluff. Such setbacks will be established in consultation with the appropriate conservation authority.

The policy does not state that the lot to which the existing building or structure is to be relocated to needs to be within the Resort Residential Node. The policy applies to only existing buildings or structures and cannot be used for the creation of new lots and a replacement building or structure cannot be built on the original property. It should be noted that on Table 5 of this report, Rock Point has the potential for 12 seasonal dwellings on existing lots, although only one of the lots fronts onto a public road.

G. Douglas Vallee Limited (Vallee) have been retained by the owner of the property to assist with the request to review of the Rock Point Resort Residential Node as part of the Official Plan Update. Vallee has prepared two alternative plans to expand the boundary of the Rock Point Residential Node. These are presented in **Maps 14a** and **14b**. The request received from Vallee is attached as **Appendix "C"**.

Alternative A, shown on **Map 14a** extends the Resort Residential Node designation northward to include lots fronting onto Windy Line and would include several lots that are already developed for seasonal dwellings and which are zoned Lakeshore Residential (RL). The extension would include agricultural lands between Downey Road and Windy Line and include lands on the south side of Rock Point Bay Line. According to Vallee, this expansion would add 13 hectares (32 acres) to the Rock Point Residential Node. Based on the methodology used to calculate the potential for new seasonal dwellings, described in Section 4 of this report, this expansion can support between 55-110 seasonal dwelling units assuming that each dwelling can be serviced with private water and sanitary sewage services. Some of the lots could front onto Downey Road, which is a municipal road.

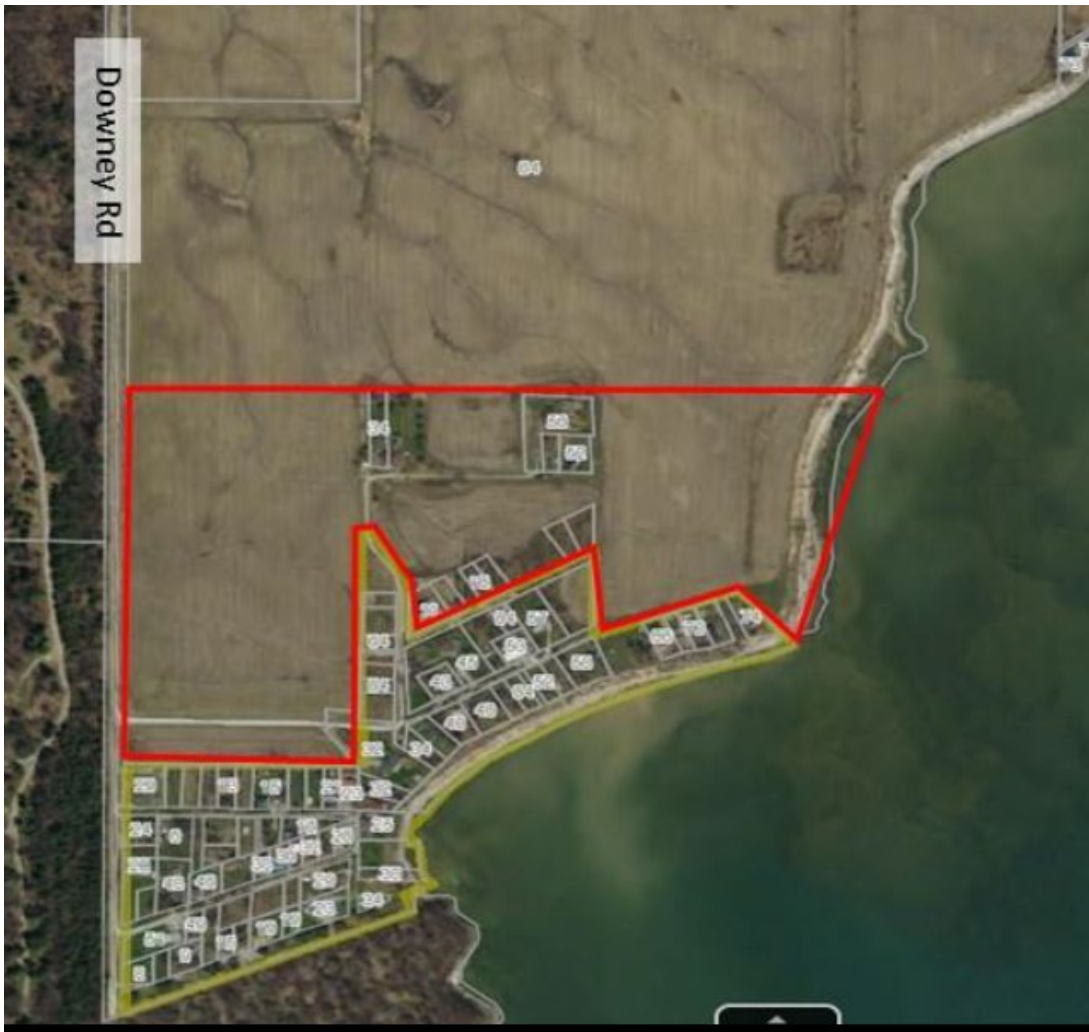


**Map 14a: Proposed Expansion of Rock Point Resort Residential Node
Boundary: Alternative A**

Alternative B is shown on **Map 14b** and expands the area shown in Alternative A eastward to the shore of Lake Erie. This expansion would involve a total of 18 hectares (44 acres) and result in the potential loss of an additional 5 hectares (12 acres) of farmland when compared to Alternative A. Based on the methodology used to calculate the potential for new seasonal dwellings, described in Section 4 of this report, this expansion can support between 75-150 seasonal dwelling units assuming that each dwelling can be serviced with private water and sanitary sewage services.

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It should be noted that the soil capability for agriculture in the area are Class 2 in the vicinity of Lake Erie and Class 3 soils for the balance of the lands. The lands are therefore considered to be prime agricultural lands. Both alternative proposals presented by Vallee involve the conversion of prime agricultural land for seasonal dwellings.



Map 14b: Proposed Expansion of Rock Point Resort Residential Node Boundary: Alternative B

The Official Plan does not support the creation of new lots on private roads to accommodate new seasonal dwellings. Private roads are not owned or maintained by the municipality and are generally not built to municipal

standards. The County cannot guarantee the provision of emergency services to properties fronting onto private roads. Both proposals put forward by Vallee involve considerable expansion of private roads and lot development for seasonal dwellings and will remove agricultural fields from production. Neither of the two proposals submitted by Vallee can be supported.

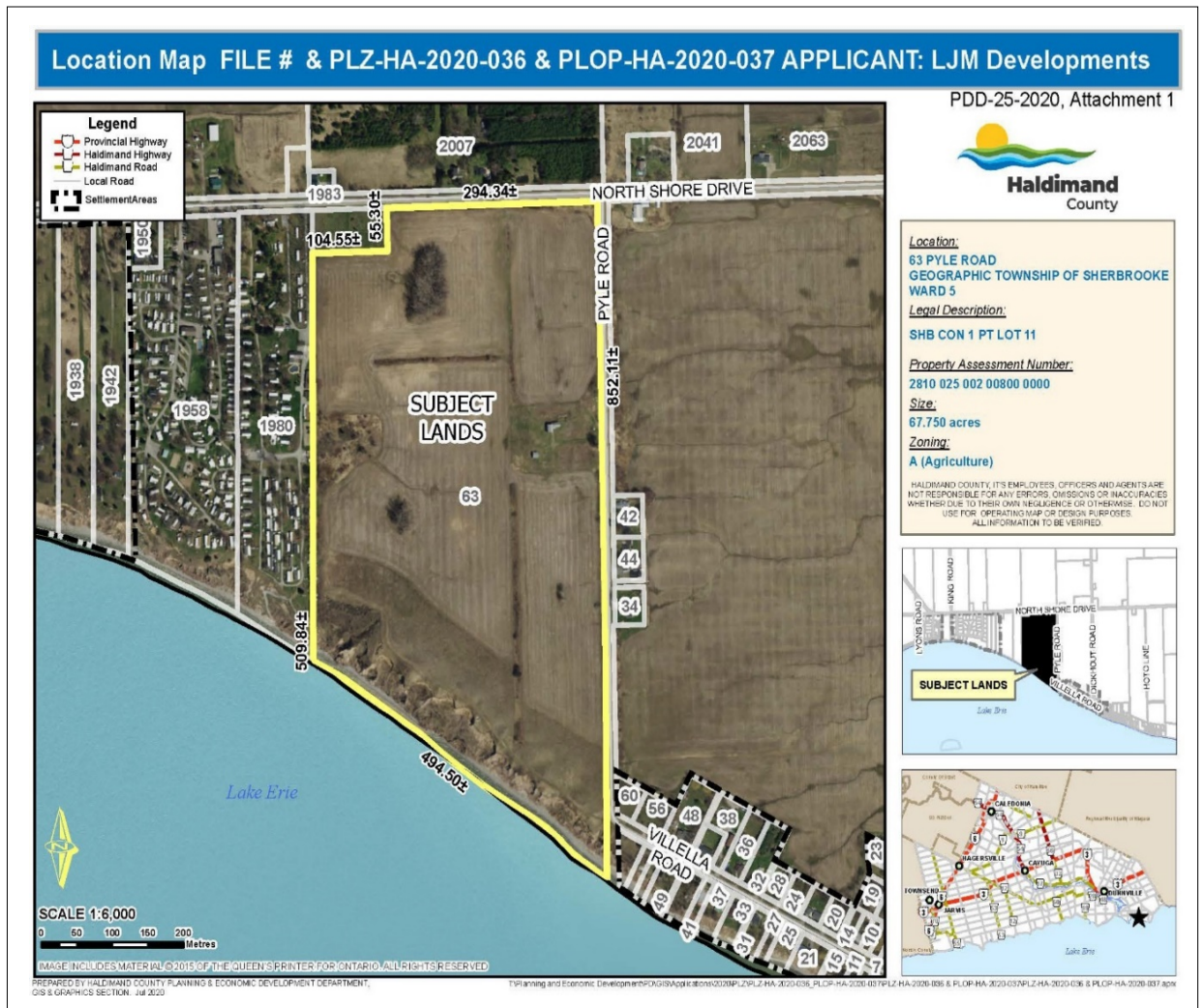
Recommendation:

That the request to expand the Resort Residential Node of Rock Point as submitted by G. Douglas Vallee Limited not be approved as the request would considerably expand the private road network and support the creation of new seasonal dwellings for which emergency services cannot be guaranteed by the County and would result in the loss of prime agricultural lands.

8.5 63 Pyle Road, Villella Road & Niece Road / Clearwater Court Resort Residential Node Merge and Expansion

The IBI Group has submitted a request, on the behalf of their clients, LJM Developments, for the expansion of the Resort Residential Node of Niece Road and Clearwater Court to include the property at 63 Pyle Road (Roll: 25002008000000). This extension would also include the Highland Trailer Park and RV Resort and the Lighthouse RV Resort which are both located to the west of 63 Pyle Road. The location of the subject property taken from PDD-25-2020 is shown on Map 15.

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was presented to County Council on August 25, 2020. County Council has deferred consideration of these applications so that the need for the expansion of seasonal developments could be considered during the Official Plan Update process.

According to PDD-25-2020, Planning Staff stated that the planning applications could not be supported for the following reasons:

- The subject lands are not located within one of Haldimand County's settlement areas or a Resort Residential Node, and expansions to these settlement areas are only considered during a Municipal Comprehensive Review after a comprehensive land needs assessment has been completed by the County.
- The subject lands are comprised of prime agricultural lands which are protected by both the County Official Plan and the Provincial Policy Statement for long-term use as agriculture.
- The subject lands are located within the most erosive portion of shoreline within Haldimand County (with an average annual recession rate of 0.51 metres/1.67 feet). Should a Resort Residential Node expansion/creation be warranted through a Municipal Comprehensive Review, the highly erosive qualities of the subject lands do not make them a preferable location for such an expansion.
- The proposed private communal water and sanitary systems require Haldimand County to incur significant servicing risks, including holding enough funds to replace the private system should it fail or require repairs that the owners are unable to make. The private systems also require the County to reserve water and sewer capacities at County-owned facilities, in case the private facilities fail; this capacity is equal to approximately \$630,000 of treatment capacity cost; these capacities are better utilized by development proposals within existing urban boundaries.

The Ministry of the Environment, Conservation and Parks commented on the planning application stating that insufficient information was provided to assess the proposed development on the lands. Examination of mapping available on the Niagara Peninsula Conservation Authority website indicates that a large portion of the subject lands are identified as a highly vulnerable aquifer for groundwater contamination due to the thin overburden and bedrock outcrops. The thin overburden is unable to effectively provide the groundwater with sufficient protection from bacteria, sediment and other insoluble forms of contaminants that in thicker overburden would become trapped and filtered within the soil pores. In addition, the openings in the fractured bedrock as well as the porous limestone allow for the direct passage of surface water and contaminants to groundwater resources. Mitigation of the impact of the proposed development and its servicing on the highly vulnerable aquifer has not been addressed.

In an email sent by the IBI Group to the County's Manager - Planning and Development on January 26, 2021, the application has been revised to only include 96 seasonal modular cottages. Other than what was provided in the Planning Justification Report submitted in support of the original planning applications, IBI has not submitted any additional justification or needs analysis for the proposed development. According to this report:

“the proposed development will contribute to the local economy, by addressing the shortage of roofed over accommodations. It aids in promoting tourism that includes accommodations and recreational amenities. It achieves a sustainable rural economy, by further diversifying and developing tourism opportunities.”

According to Policy 1.1.3.8 of the Provincial Policy Statement, 2020, the expansion of a rural settlement area, such as a Resort Residential Node, should be based on the analysis of projected needs, the evaluation of alternative locations, that there are no reasonable alternatives that avoid prime agricultural lands or there are no reasonable alternatives on lower quality lands in prime agricultural areas.

The property at 63 Pyle Road is designated as Agriculture in the Haldimand County Official Plan and is shown as prime agriculture land on the provincial Agricultural Land Base. Report PDD-25-2020 pointed out alternative locations within existing hamlets or Resort Residential Nodes that could accommodate a development similar to that proposed by the IBI Group. The soils on the property are generally Class 2 and 3 capability for agriculture with Class 7 soils along the Lake Erie shoreline. A more detailed soil analysis prepared for the IBI group indicated that a quarter of the land area is made up of soil classes 4 to 7. Other than for a small area along the Lake Erie shoreline, the subject lands are considered as prime agricultural lands in the provincial Agricultural Land Base. Most of the property, except for lands along the shoreline and several small woodlots, is farmed.

Although the development has been reduced in scale from 173 modular cottages to 96, the principal concerns with the proposed development as outlined in Planning staff report PDD-25-2020 are still relevant. The land needs analysis presented in this report did not demonstrate the need for a seasonal housing development of the scale proposed by the IBI Group and no additional supporting information has been provided.

As the location map shows, the two trailer or recreational vehicle parks located to the west of 63 Pyle Road are fully developed. Similar parks are located within other Resort Residential Nodes in the County. Both parks exhibit considerable development of buildings and structures, swimming pools, outdoor recreation areas and roads so that it is very unlikely that the lands will ever be returned to agricultural use. The two parks are zoned as Open Space in the County's Comprehensive Zoning By-law. It is recommended that the Resort Residential Node designation in this area be expanded to recognize the existing development of the two recreational vehicle parks.

Recommendation:

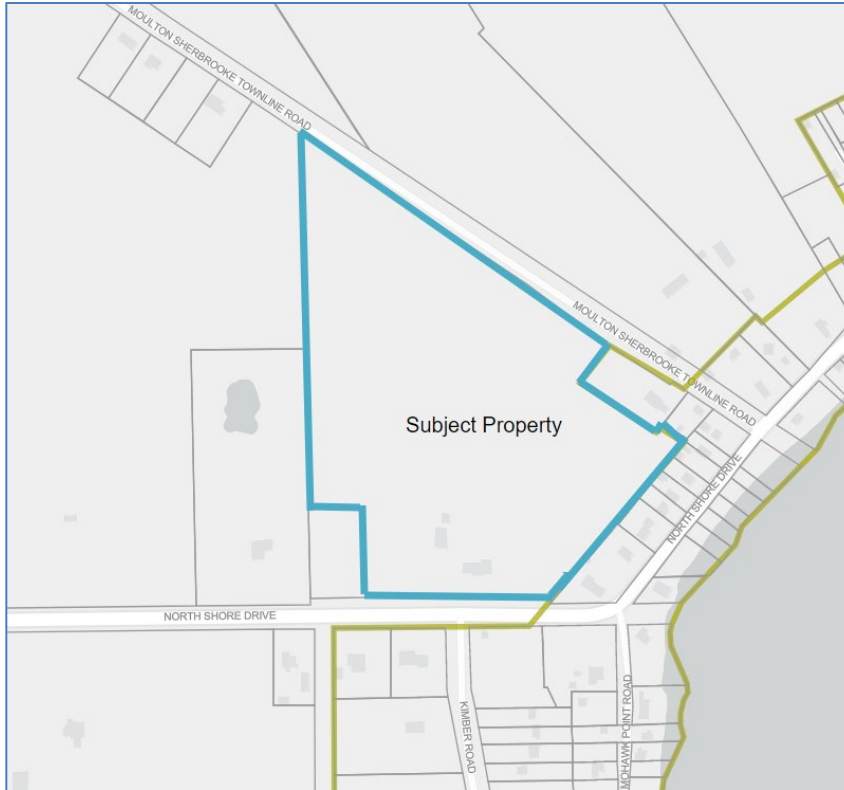
That the request submitted by the IBI Group to have the lands at 63 Pyle Road included in a Resort Residential Node designation not be approved due to the lack of justification and the impact of the proposed development on prime agricultural land; and

That the Resort Residential Node of Niece Road and Clearwater Court be expanded to include the properties occupied by the Highland Trailer Park and RV Resort and the Lighthouse RV Resort to recognize the existing development on these lands.

8.6 2421 North Shore Drive

A request has been received for the property at 2421 North Shore Drive (Roll: 2810025002269000000) to be included in the Resort Residential Node of Mohawk North to permit the development of a residential lot on North Shore Drive. The location of 2421 North Shore Drive is outlined in blue on **Map 16**. The property is 7.34 hectares (18.14 acres) in area and has frontage on both North Shore Drive (which is paved) and Moulton Sherbrooke Townline (a gravel road). The property abuts the Resort Residential Node of Mohawk North (shown in yellow on **Map 16**). Lands on the south side of North Shore Drive immediately across from the subject lands are include in the Resort Residential Node.

Most of the property is actively farmed and the soil capability for agriculture classes are Class 3 and Class 6 along the eastern side and the property is included in the provincial Agricultural Land Base.



Map 16: 2421 North Shore Drive

A sketch of showing the proposed location of the requested lot is shown on **Map 17**.

According to information received from the owner of the property, the lands immediately adjacent to North Shore Drive are difficult to farm as the equipment used has difficulty maneuvering in the area due to the new residence that has been constructed and the placement of a telephone pole. The area is separated from the larger field on the property by a drainage ditch. The owner maintains and controls weeds on the property but is unable to do anything else with it. It should be noted that the new residential lot immediately to the west of the subject lands is zoned Lakeshore Residential (RL) in the Zoning By-law. The owner intends to continue farming the field to the north of the drainage ditch. The information provided by the owner is attached as **Appendix “D”**.

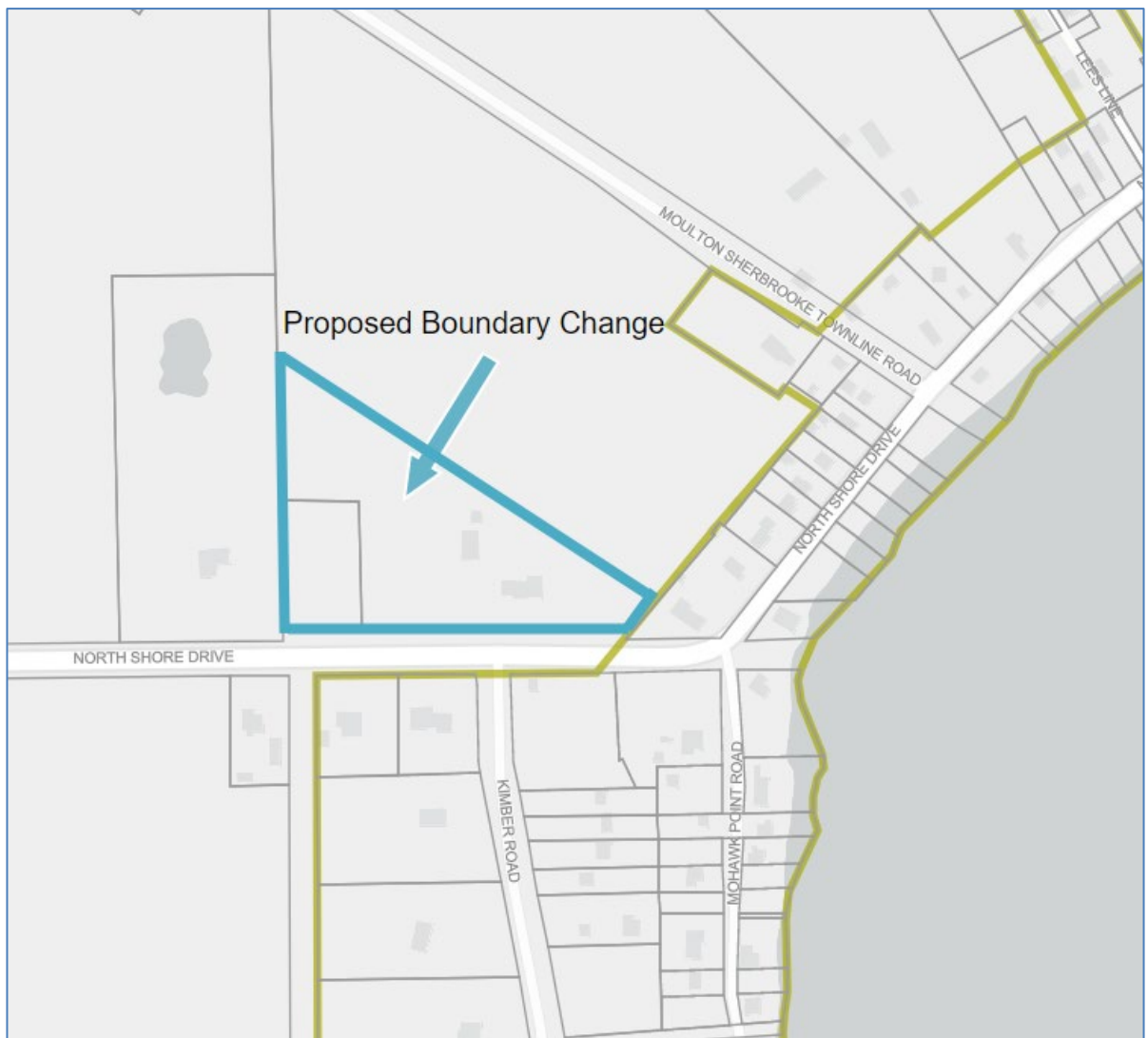


Map 17: 2421 North Shore Drive – Sketch Plan Provided by Owner

It is recognized that there is a sufficient supply of lots for residential or seasonal homes in the rural area of the County and that there are potential lots available within the Mohawk North Resort Residential Node. However, based on the

Haldimand County Official Plan Update: Rural Residential Development Potential Report

information provided by the owner that the land cannot be farmed means that the creation of an additional lot will not result in the loss of productive agricultural land. The presence of the Resort Residential Node designation to the south side of North shore drive and to the east of the subject lands as well as the RL zoning to the south, east and west of the proposed lot indicates that it will be compatible with nearby properties. The proposed adjustment to the Mohawk North Resort Residential Node is shown on **Map 18**.



Map 18: Mohawk North Resort Residential Node - Proposed Boundary Change

Recommendation

That the request to have the property at 2421 North Shore Drive included in the Resort Residential Node of Mohawk North be approved in accordance with the boundary change shown on Map 18 as the proposed lot will not result in the loss of productive agricultural land and will be compatible with adjacent land use, zoning and Official Plan designations.

9. Summary

This report has identified the residential growth needs to 2051 for the rural areas of the County that are outside the boundaries of the six urban areas. Potential residential supply on existing lots were identified for the following:

- Within existing hamlet boundaries;
- Within existing resort residential node boundaries; and
- On existing lots of record less than 2 hectares (5 acres) in area within the agricultural area of the County.

Based on the analysis carried out for this report and on a conservative estimate of the potential dwellings that may be constructed on the lots identified, it was concluded that there is a sufficient supply available to meet the rural area growth needs to 2051. The seasonal dwelling potential within the residential nodes was also estimated and with the conclusion that there is sufficient potential supply to meet growth needs to 2051.

Provincial planning policies require that the expansion of rural settlements must be justified by a land needs assessment. There is not a need to expand hamlet or resort residential node boundaries to meet the 2051 rural area growth projections.

Throughout the course of the Official Plan Update, requests were received to amend the Official Plan to expand six hamlet boundaries and six of the resort residential node boundaries. Each of these requests propose to create the potential for additional lots to facilitate the development of permanent or

Haldimand County Official Plan Update: Rural Residential Development Potential Report

seasonal dwellings, and were reviewed with respect to land need requirements, their impact on prime agricultural land and other considerations. The report provides recommendations to County Council regarding each of these requests.

Appendix “A”

Selkirk Boundary Expansion Request



Selkirk rezoning consideration for Official Plan Update

November 2020

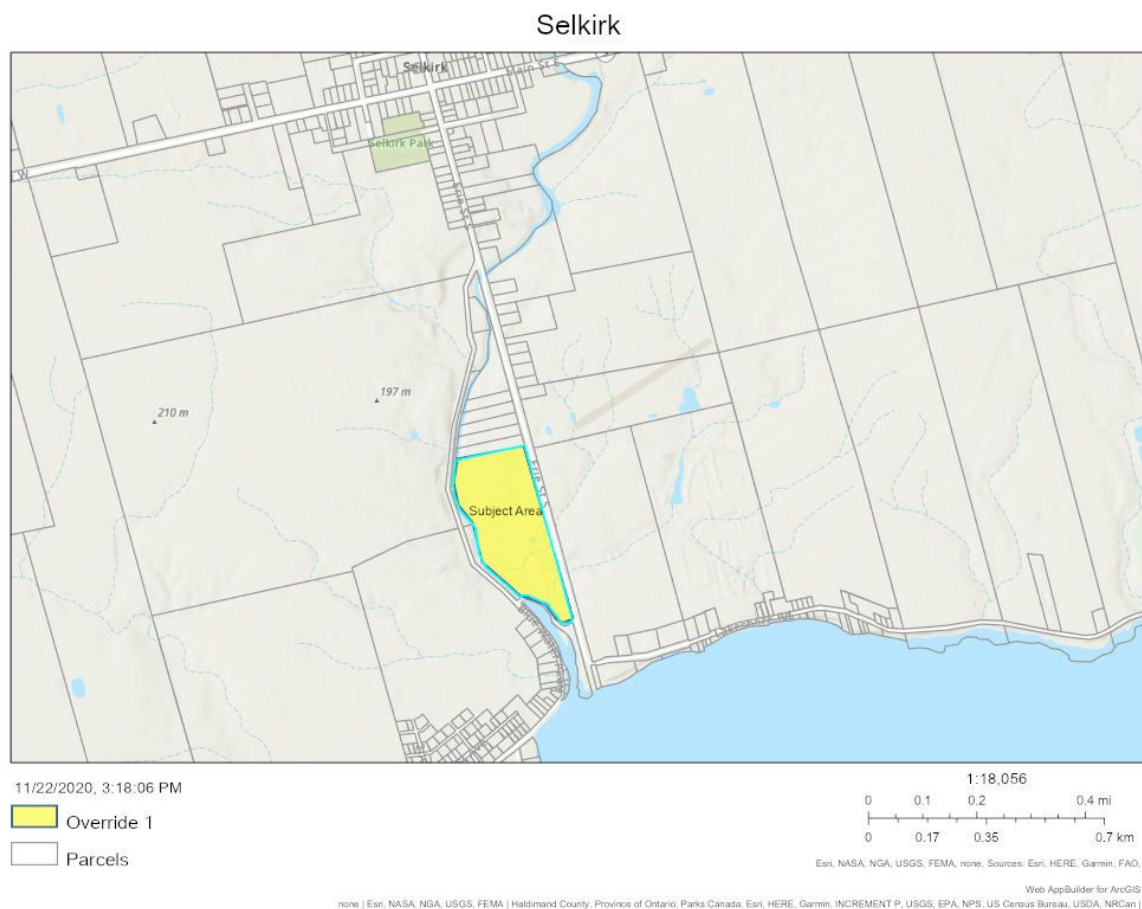
Proposal by

Glenn and Shaunna Beaty

Introduction

The purpose of this proposal is to change the designation on the land described as Erie St S Walpole Con 1 PT Lot 24 RP 18R7310 Part 1 from Agriculture to residential, by either:

1. Extending the Hamlet of Selkirk
2. Extending the RV (Vacation Residential Zone) from Bluewater Parkway
3. Creating a new Urban Residential Zone



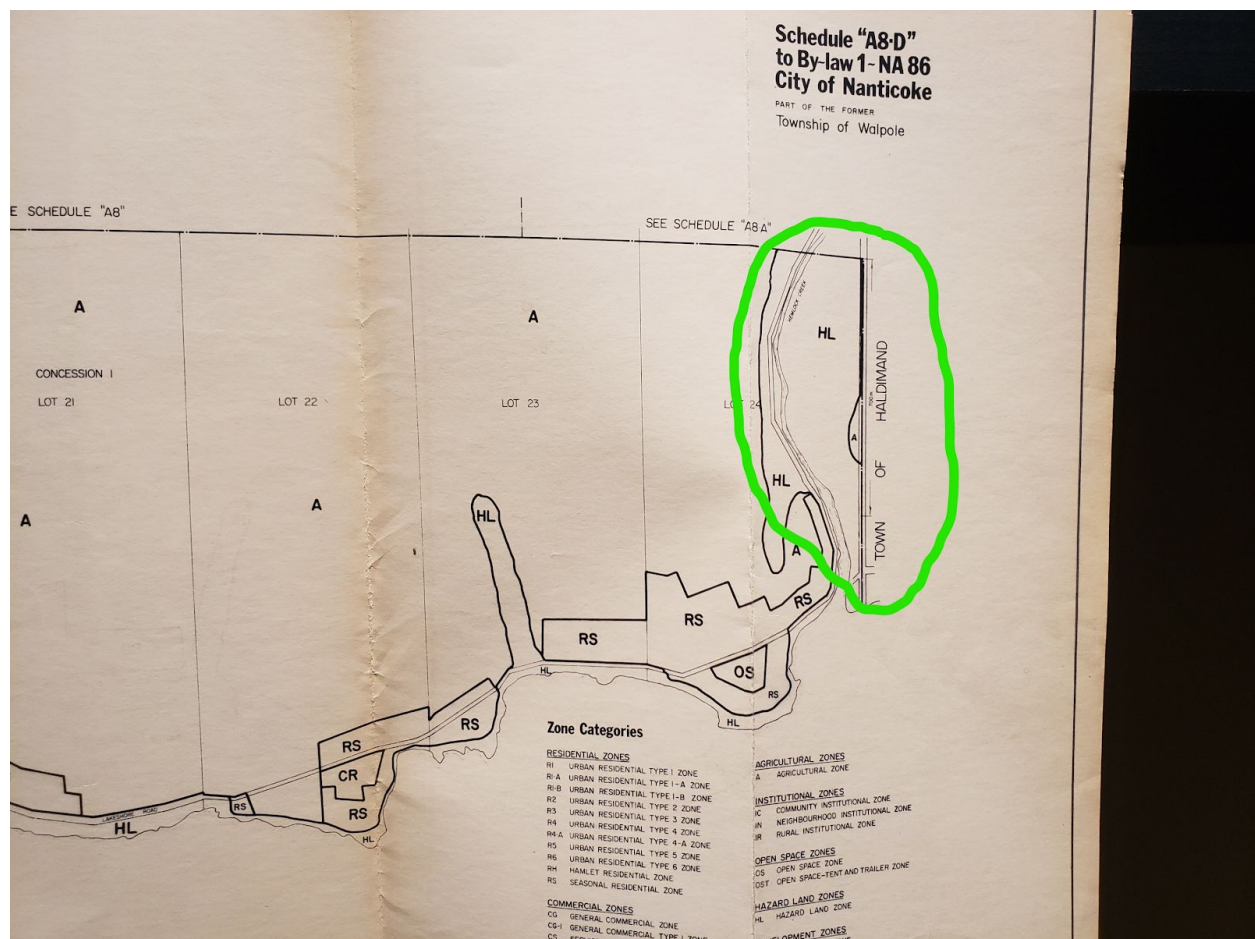
Background

In 1990, the previous owner (my Father) got approval from the former City of Nanticoke for a 5 lot estate residential development, located directly north from the subject land.

The subject land was under City of Nanticoke up until around 2000, when it was transferred to Haldimand County. The zoning on the subject property was Hazard Land when it was with the City of Nanticoke. The zoning on the 5 residential lots was changed through a zoning by-law amendment through the City of Nanticoke, to Estate Residential.

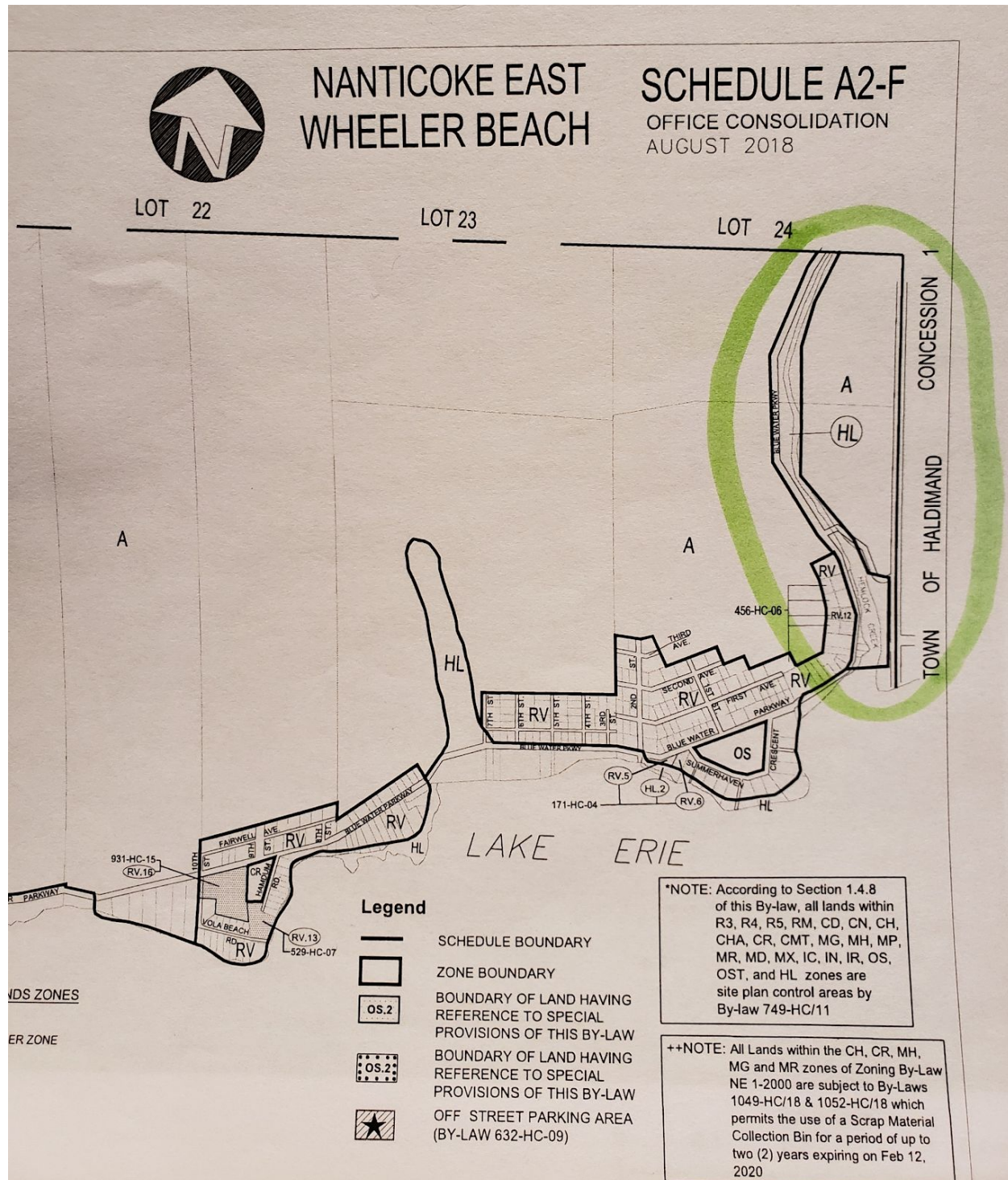
When Haldimand County took over, they changed the zoning from Hazard Land/ Estate Residential to Agriculture.

Nanticoke Zoning Map



Now that the zoning has been changed to Agriculture, we are now limited to agricultural use. The Provincial Policy Statement does not allow lot creation on prime agricultural land.

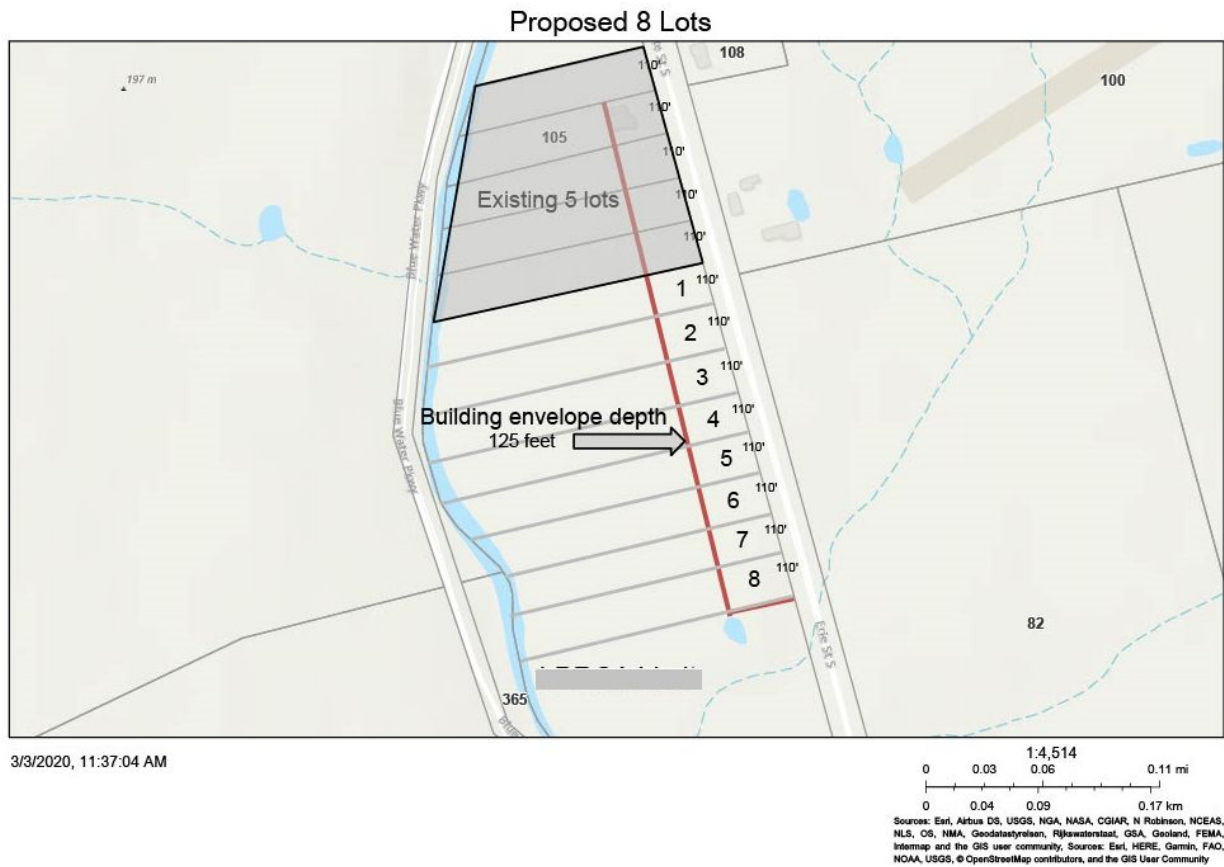
Current Haldimand County Zoning Map



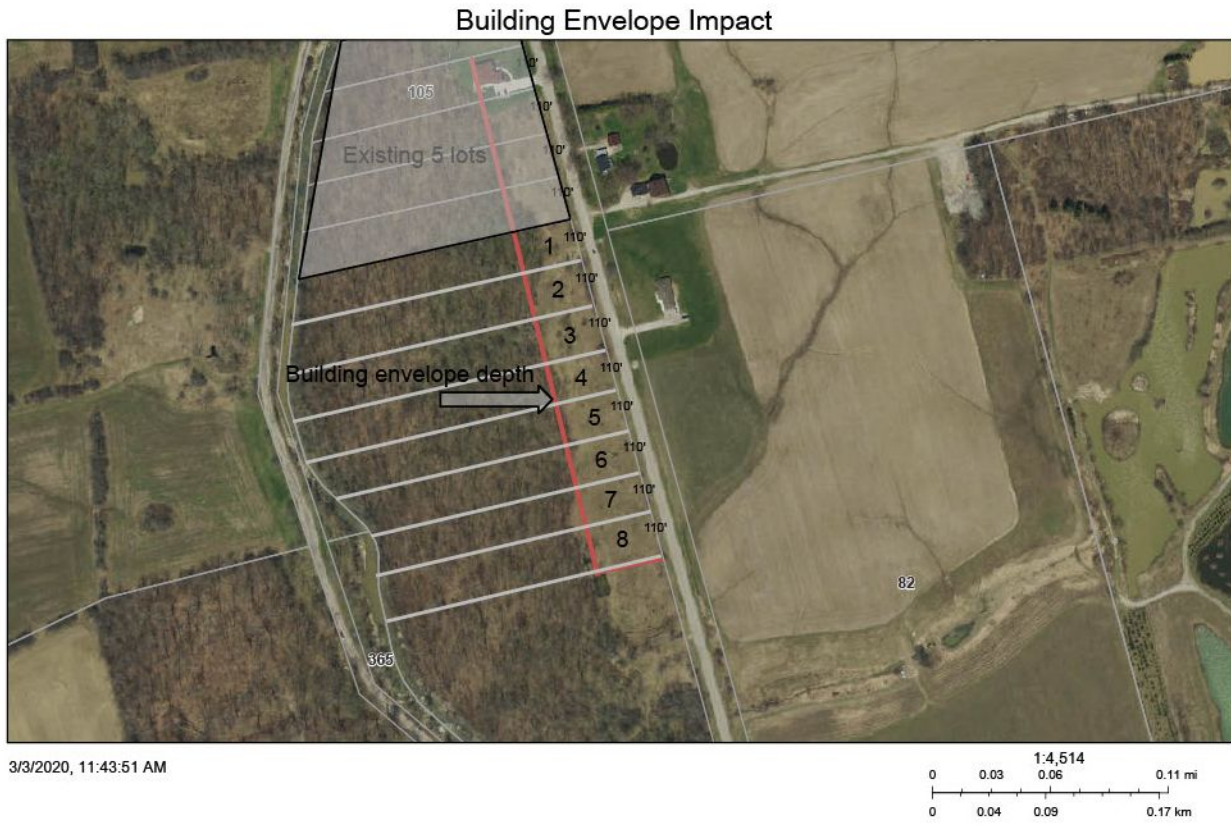
Proposal

Our proposal is to create 8 more residential building lots. The frontage size and building envelope would be the same as the existing 5 lots to the north. This would create an extension of existing residential housing on Erie Street, and would keep uniformity. The lots would front onto Erie Street and back onto Hemlock Creek.

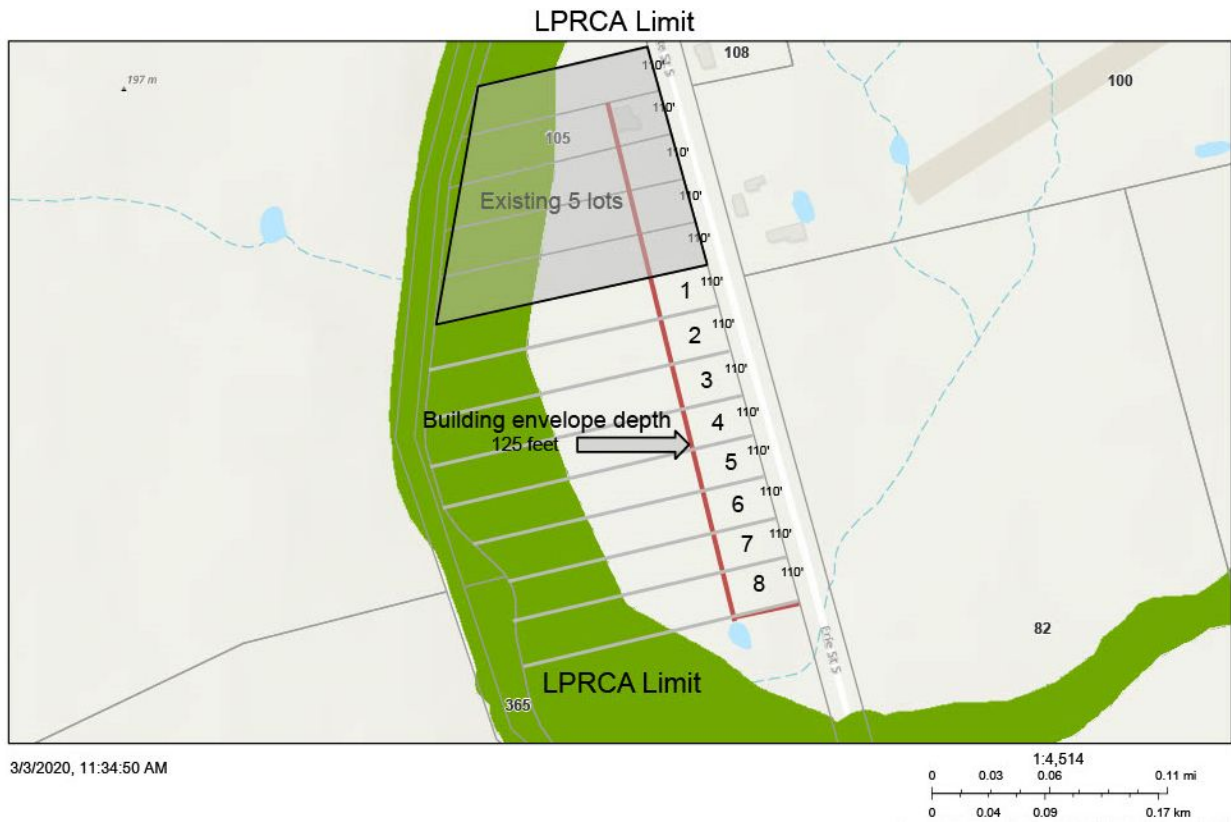
Currently there are houses on both sides of Erie Street South from Rainham Road to the beginning of the subject land.



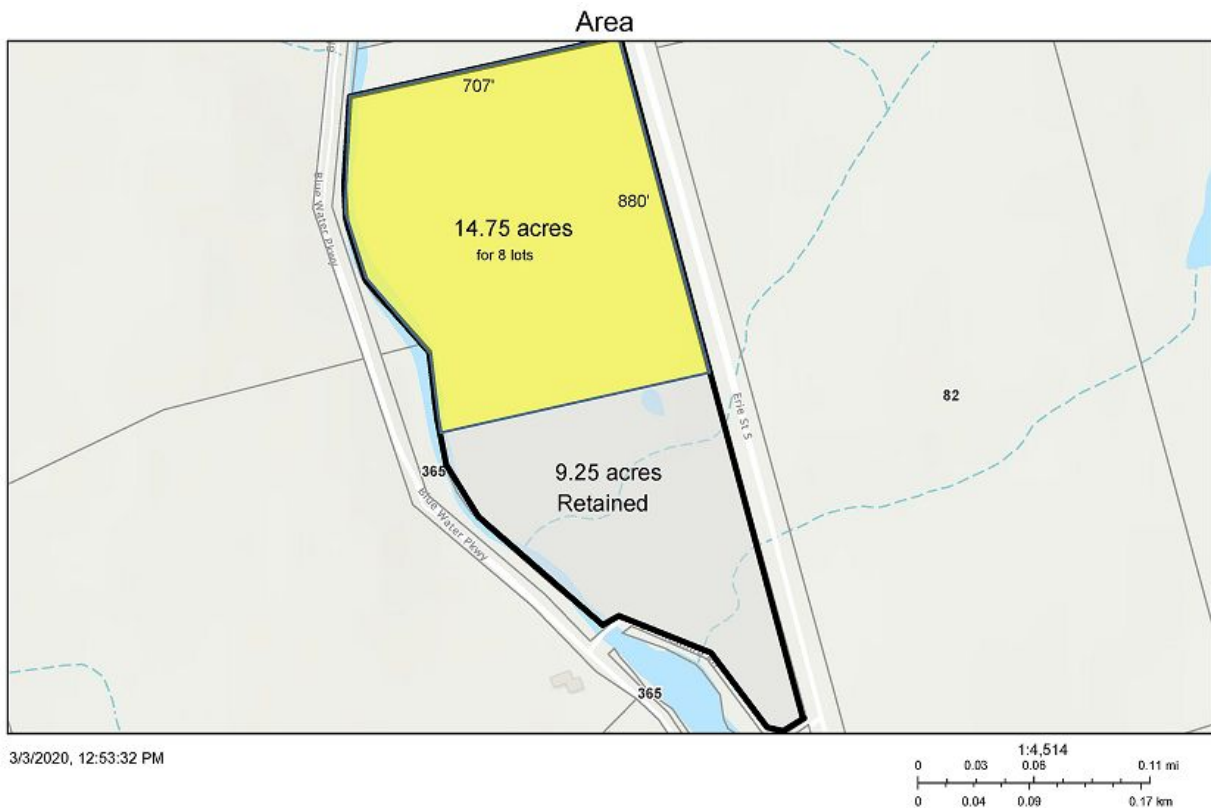
Building envelope impact would be minimal on the existing woodland. Building envelope depth is at the mature tree line.



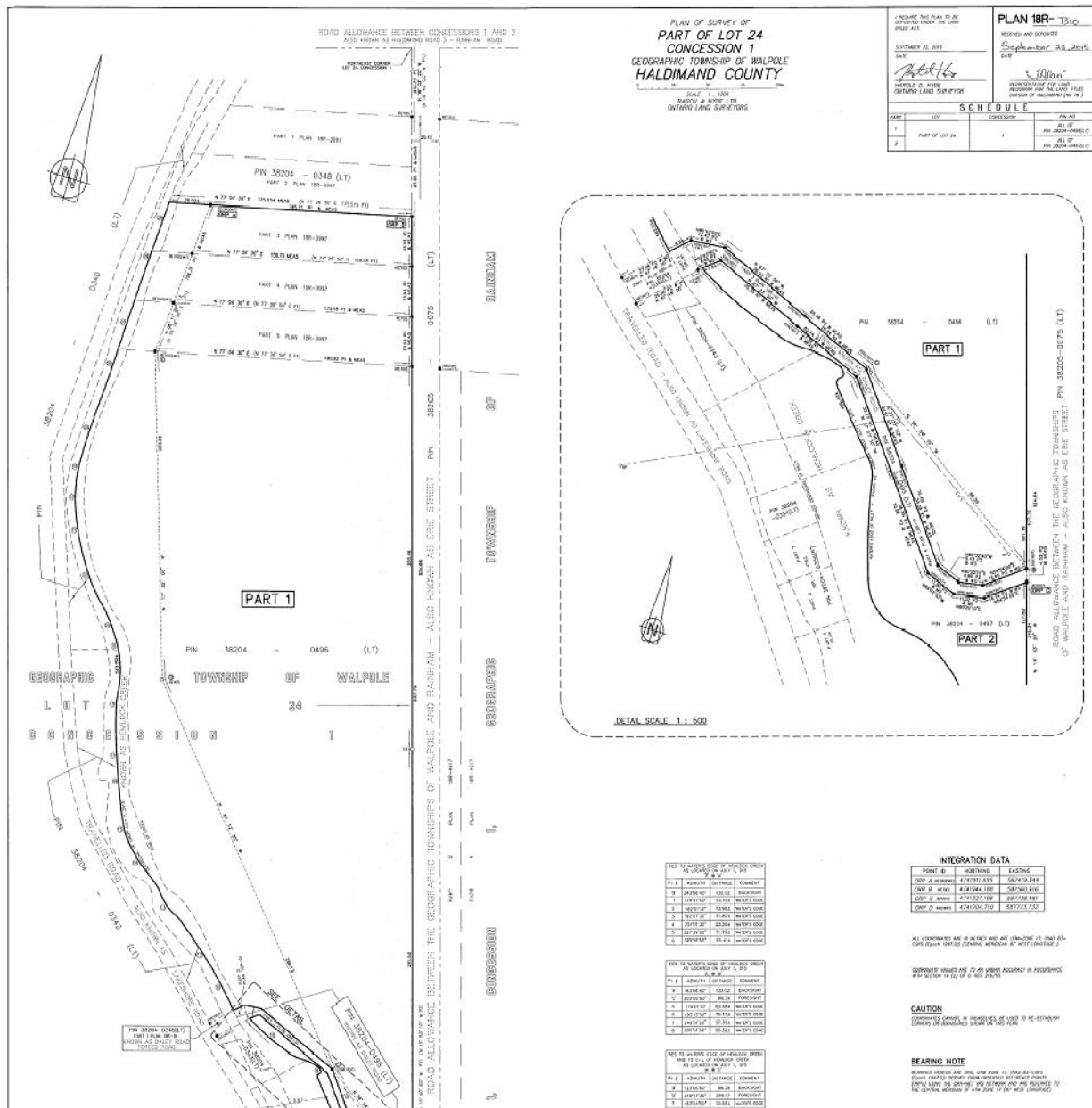
Concerns by Long Point Regional Conservation Authority should be minimal as the building envelope occurs outside their regulated area.



The proposed 8 lots would cover approximately 14.75 acres. The retained portion would be approximately 9.25 acres.



Reference Plan 18R-7310



Summary

This property has had the zoning changed from Hazard Land to Agriculture.

The property is not Hazard Land any more, the area close to the road containing the proposed building envelope is high and dry. It is not suitable for Agriculture either as it is a mature woodlot with scrub brush and saplings.

We are asking that this property is considered for rezoning in the Official Plan Update to something that would allow residential development.

Appendix “B”

Lakeshore Node of Johnson Road LandPro (SullivanPlan) Request

August 13, 2020

Planning and Economic Development Department
Haldimand County
53 Thorburn Street South
Cayuga, ON N0A 1E0

Attn: Shannon VanDalen, MCIP, RPP,
Manager of Planning

**Re: County Official Plan Update
Request for Consideration of Map Updates
Lakeshore Nodes of Johnson Road & Green's Line**

Sullivan Planning Services Inc. (SullivanPLAN) has been retained by Otto & Cornelia Bulk (Client), owners of the property known as DUN CON 5 SDR PT LOT 19 DEP and located on the north side of Lighthouse Drive. This letter is submitted to the County as a request to have the Haldimand County Official Plan (HCOP) Schedule D.14 revised to reflect this proposal.

HCOP Schedule D.14 illustrates that our client's properties were the result of historical "checkerboarding", some of which may be considered lots, as presented in **Figure 1**.

1 THE ASK

We believe that these lands contain some lots formed historically that may not represent appropriate development today, based on lot size, efficient use of infrastructure and other factors. These parcels were created by a historical planning regime that may not be recognized as lots today. As such, our client's opportunity to develop these lands for residential purposes, might be compromised. We are requesting that the HCOP designation for a portion of these lands be moved/relocated to front on Lighthouse Drive and be re-sized to meet HCOP policy and Zoning requirements.

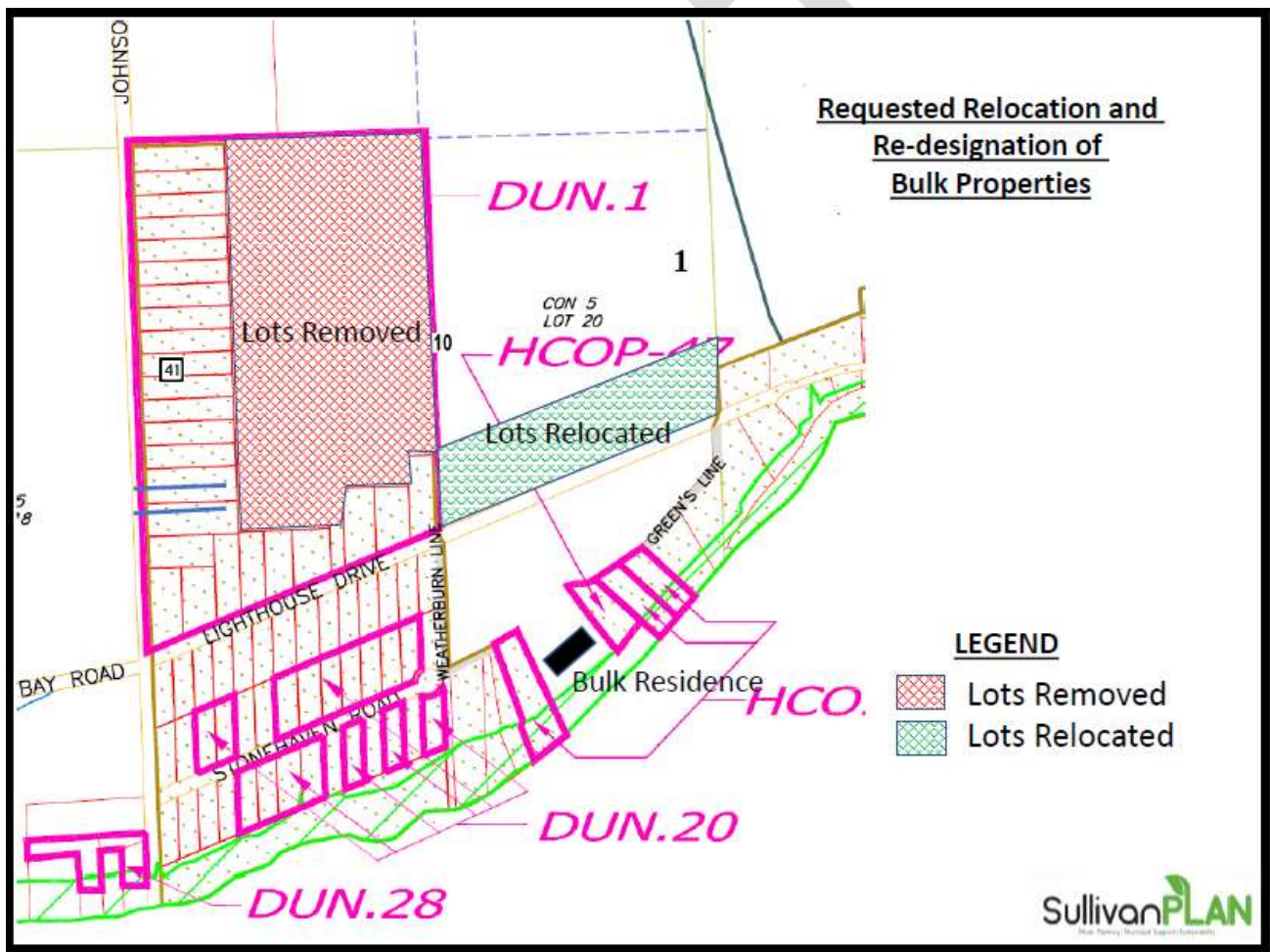
The lands are in the Lakeshore Nodes (HCOP, Schedule D.14), being within the north east quadrant of Johnson Road & Lighthouse Drive. By relocating these parcels of land during the Official Plan update, the County can rectify a historical inconsistency and bring its mapping up to date, while also providing limited development opportunity with the newly designated lands.

3 PROPOSED DEVELOPMENT

We propose that during the Official Plan review that the area highlighted in **Figure 2** be relocated to front on Lighthouse Dr, as is demonstrated below. Note that my client does not wish all lands/lots to be relocated.

This concept is a relatively simple relocation for the area, which would involve the re-designation (“Resort Residential” to “Agricultural”) of the larger “red” area east of Johnson Drive, with a smaller area being re-designated (“Agricultural” to “Resort Residential”) along Lighthouse Drive. This is presented in **Figure 2**.

Figure 2 - Proposed HCOP Mapping Adjustment



4 PLANNING RATIONALE

The parcels of land are defined under **F. Lakeshore** in the **Growth Management** section of the HCOP. Under this they are designated as “*Resort Residential*” in the OP, specifically identified in Schedule D.14, which is defined as:

*“...areas with concentrated existing developments which are **predominantly recreational residences**, and may include related commercial, institutional and recreational facilities serving the area. The nodes are characterized by **nodal or linear form of development** in lakeshore locations.”*

Residential trends in southern Ontario and along the Lake Erie shoreline in Niagara, Haldimand and Norfolk continues to be for a combination of seasonal and permanent dwellings. Even the seasonal dwellings are now being built as permanent, year-round. This pattern is quite evident in the Lighthouse Drive / Johnson Road area. On this same basis, the more appropriate lands for residential development are those centred on Lighthouse Drive, retaining those on Johnson Road for agricultural use.

This proposal supports this trend, while proposing an improved form of development. The HCOP generally supports this approach.

5 NET BENEFIT

This proposal result in net increase in lands being available for agricultural use, based on a larger land area (existing parcel fabric) being exchanged for a smaller land area (proposed new lots), affording our clients some development opportunity and cleaning up County planning mapping.

Subject to the County’s comments on this proposal, a Plan of Subdivision application would be forthcoming from our clients.

This proposal would also eliminate the DUN.1 designation for the existing lands as the proposed development will not require a new road to be built.

The lands proposed to be re-designated to Resort Residential are focused on Lighthouse Drive, where historical and recent resort residential growth is evident with significant new construction. The lands near this property are now occupied by generally bungalow-style residential dwellings. These dwellings have created a small growth node, which this proposal will contribute to.

The resulting lots will continue to be privately serviced, using Lighthouse Drive for access, rather than requiring a new public road. This may result in more efficient use of snow plowing equipment and concentrate road improvements onto a more localized stretch of road.

Lighthouse Drive | Johnson Road Area

Mr. & Mrs. Otto Bulk

This approach will also result in a land development pattern that is more concentrated along the Lake Erie waterfront, resulting in the preservation of more useful agricultural land.

Leaving the current parcel fabric in place may result in owners combining lands to enable larger, more serviceable lots. This could result in inefficient lot patterns, involving a variety of lot sizes that lacks uniformity. It is in the public interest to create more efficient and uniform lot sizes, which is proposed in this request.

6 CLOSING

We ask for Haldimand County to consider updating HCOP Schedule D.14 (A.3) during its current review cycle, which would facilitate a future development application.

The relocation can be defended in principle under the PPS. This proposal would assist the County to achieve its growth projections for residential uses. The lands in question have no natural heritage value, nor any hazard constraints. This will result in lands in this area continuing to be developed based on the principles of good planning.

This proposal will result in a net gain in agricultural land, and a net gain in new residential lots, of sufficient size to be serviced privately. It will also result in no further need for new public roads.

It is our view that this proposal represents good planning and should be implemented as part of the HCOP review. We look forward to discussing this issue further with the County.

Should you require anything further from our firm, please let me know by email at mike@sullivanplanning.ca or by phone at 289-687-3730. Thank you for the consideration.

Sincerely,

SULLIVAN PLANNING SERVICES INC.

Michael J. Sullivan, MCIP, RPP, EP
Principal Planner | Director
mike@sullivanplanning.ca



Adam Moote, MPlan
Planner
adammoote@gmail.com

Cc: Mr. Otto Bulk
Mr. Arjan Vos

Appendix C

Lakeshore Node of Rock Point

G. Douglas Vallee Limited (Vallee) Submission



vallee

*Consulting Engineers,
Architects & Planners*

September 28, 2021

Matt Reniers, RPP, Project Manager

Matt Reniers & Associates
6 Steed Court, Brantford, ON N3S 0B7
519-717-3639

**Reference: Request for Review in Haldimand County Official Plan Update
64 Rock Point Bay Line, Haldimand County
Roll # 025001154000
Our Project 21-126**

Introduction:

G. Douglas Vallee Limited has been retained by Mr. Joshua Bulk to provide consulting services for the proposed development of the property located at 64 Rock Point Bay Line. 64 Rock Point Bay Line is a large 68ha parcel located southeast of the intersection of Niece and Downey Road extending down to the shore of Lake Erie.

Much of the lands are designated Agriculture on Schedule "A.3" of the Haldimand County Official Plan, while a small portion of the property along the lake is within the Lakeshore Hazard Lands. A portion of the lands immediately adjoining the lake are within the Lakeshore Residential Node of Rock Point on Schedule "D.16". According to the Haldimand County GIS, a majority of the lands are zoned Agriculture, with some existing Lakeshore Residential Zones on what appears to be unmaintained private roads. The portion of the lands immediately along the Lakeshore appears to be zoned Hazard Land.

Section 4.F of the Official Plan discusses development within the Lakeshore Nodes. We note that a study of the Lakeshore area was conducted in 2004 with the expectation that it would be concluded in 2007. There are 5 lakeshore principles established with 6 additional themes related to development that considers seasonal/year-round use of lands, lot size requirements, development on private roads, environmental requirements, septic requirements and review or resort residential node boundaries. It is also our understanding that Haldimand County is currently in Phase 2 of the County Official Plan update which is dealing with the rural areas, including the defined Lakeshore Node areas.

Section 5.H of the Official plan establishes the policies for lot creation within Haldimand County. While this section and other pertinent sections of the plan must be read in its entirety, lot creation is permitted within the resort residential nodes.

Proposal:

Much of the lands to the east of the existing boundary of the Rock Point node are experiencing erosion due to wave action in Lake Erie. This erosion is resulting in the loss of extensive amounts of productive agricultural lands. The property owner is seeking to install a protective break wall along the shoreline in order to prevent continued loss of land. The proposed break wall will be at a significant cost to the property owner and the ability to create and sell lots from the subject property would assist in the protection of the existing agricultural lands.

The current limit of the Lakeshore Residential node boundary appears to be around a number of existing lots of records as highlighted in yellow on Figures 1 and 2. As part of Phase 2 of the County Official Plan update, our client would like to request the expansion of the Lakeshore Residential node be considered. This would provide the opportunity for future residential development through the necessary planning approvals including a zoning bylaw amendment and plan of subdivision.

Figure 1 below provides a conceptual layout for a proposed expansion to be considered. This layout represents a parcel of approximately 13ha in size and avoids natural hazards and natural heritage features in the area. This proposed layout is in a node / cluster pattern, avoiding the strip development required by Section 4.F of the Official Plan.

This layout would encourage organized lot creation and enable safe access through the construction of opened and maintained roads. This pattern would also enable access to existing lots of records which do not currently have access to maintained roads. Our client has advised us that consideration will be given to the installation of roads to municipal standards.

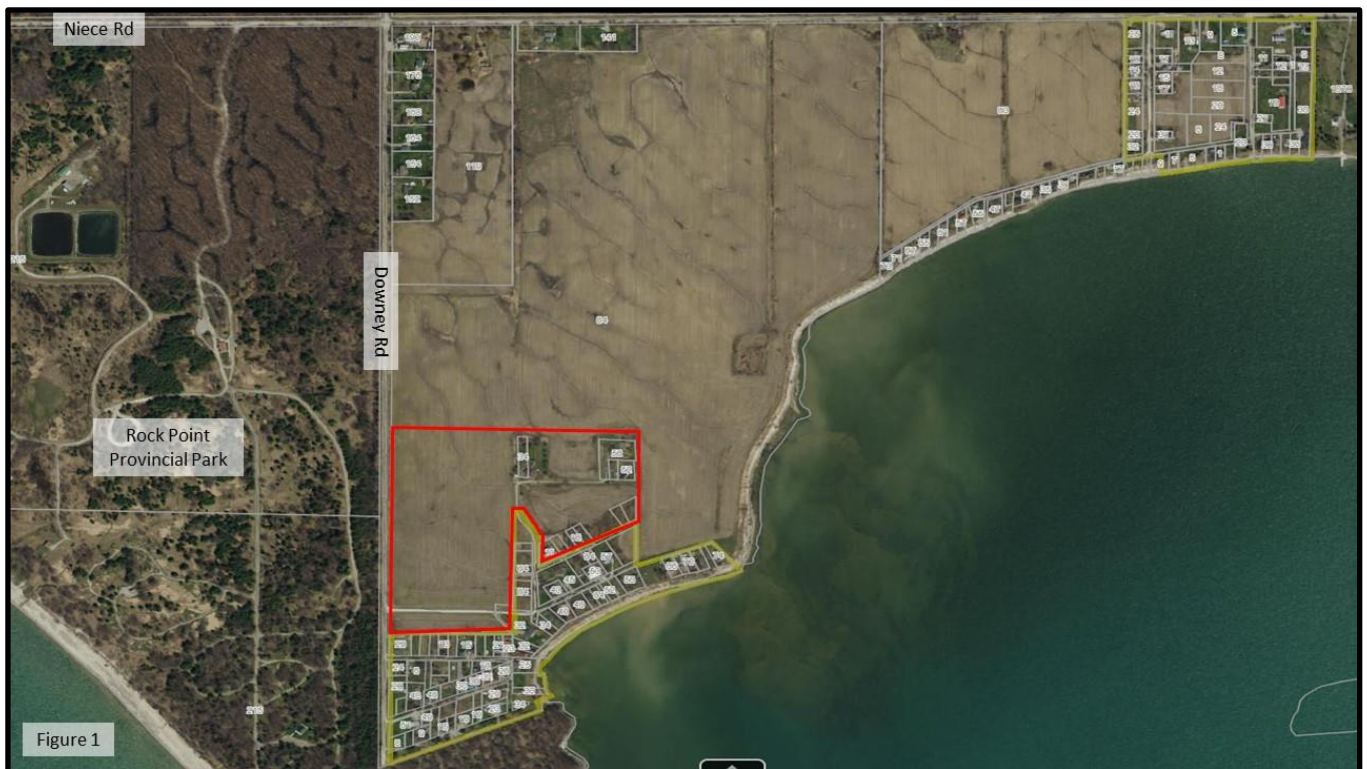


Figure 2 below provides an alternative conceptual layout for a proposed expansion to be considered. This layout represents a parcel of approximately 18ha in size and avoids most natural hazards – less the area immediately along the lakeshore – and all natural heritage features. This proposed layout is in a node / cluster pattern, avoiding the strip development required by Section 4.F of the Official Plan. This layout provides many of the same benefits indicated above, however, would also allow for sufficient access to be provide to more lots within the existing node.



It is important to note that the remaining farm parcel, excluded from the node expansion would be greater than 40ha. The remnant parcel would greatly exceed the minimum parcel size required under Section 5.H of the Official Plan.

The Haldimand County Official Plan establishes six guiding principals:

1. Environment;
2. Economy;
3. Growth Management;
4. Community Building;
5. Leisure, Culture and Heritage; and
6. Health and Social Services.

The proposed expansion of the Lakeshore Residential Node is consistent with these principles. The expansion would provide increased opportunities for residents to enjoy Haldimand County's spectacular natural heritage in a safe and efficient manner. The expansion would also enable safe road access to lots which have been previously under serviced in this capacity, greatly reducing the risk to those residences.

Requests:

As part of the Haldimand County Official Plan update it is formally requested that the proposed expansion of the Rock Point Lakeshore node be considered in accordance with the proposed expansion matters provided in this letter.

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

We look forward to participating in the Haldimand County Official Plan update. Thank you for your time to review this request.

As always, please feel free to contact us with any questions or comments that you may have.

Yours Truly,



Scott Puillandre, CD, MSc
Planner
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Reviewed by:



Eldon Darbyson, BES, MCIP, RPP
Director of Planning
G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners
H:\Projects\2021\21-126 Bulk - Rock Point Bay\Agency\Pre-consultation

CC.

Shannon VanDalen, MCIP, RPP, CMMI
Haldimand County Planning Department
Planning & Development
Haldimand County Administration Building
53 Thorburn St. S., Cayuga, ON N0A 1E0

G. DOUGLAS VALLEE LIMITED
Consulting Engineers, Architects & Planners

Appendix “D”

**Resort Residential Node of Mohawk North,
2421 North Shore Drive**



Mattheus Reniers <mattrenplan@gmail.com>

FW: [EXTERNAL] RE: Contact Information

Patrick Robson <robson.patrickj@gmail.com>
To: Mattheus Reniers <mattrenplan@gmail.com>
Cc: Alisha Cull <acull@haldimandcounty.on.ca>

Fri, Oct 8, 2021 at 10:52 AM

Good morning, Matt – further to your email, here are some additional images, including one from Haldimand Navigator where the hydro line is delineated. Also, please see Mr. Velhuizen's explanation below (i.e. the house to the west was built within the last six years, even though the lot had been a lot of record for many years prior – before the house was constructed, he could farm effectively). Since then, he has simply been maintaining it with mowing.

He is also working on getting clearer photos of the sprayer, with booms, to indicate the logistical challenges of continuing to farm the 'gapped tooth' piece south of the drainage ditch. I believe the ditch provides a good, existing, delineator to the balance of the property which is rightly agricultural.

Please advise if you need anything further.

Patrick

Sent from [Mail](#) for Windows

From: [Gerry and Brenda Veldhuizen](#)
Sent: October 7, 2021 6:59 PM
To: [Patrick Robson](#)
Subject: Re: FW: FW: [EXTERNAL] RE: Contact Information

Hi Patrick

As per our conversation I have enclosed 2 aerial images as well as 4 photos I took this afternoon. The reason why there was corn on google is because it was taken pre 2016. In that year a residence was built on a lot that dates back over 30 years. Once the home was built I could no longer maneuver my larger equipment in the limited area as was seen with my sprayer in previous photos. For the last few years I have been keeping the grass cut with my tractor and bush hog mower for aesthetics and weed control. Along the back of the proposed lot is a drainage ditch which drains the neighboring property to the west and will serve as a boundary for the proposed lot. Any further inquiries will be gladly responded to.

Regards

Gerry

On Thu, 7 Oct 2021 at 14:37, Patrick Robson <robson.patrickj@gmail.com> wrote:

HI Gerry – further to below, is it possible to get some clearer images with the sprayer boom?

[Quoted text hidden]

5 attachments



20211007_160053.jpg
4238K



20211007_155830.jpg
5591K



20211007_160229.jpg
4415K



20211007_160014.jpg
5669K

 **2421 Northshore 2[31718].pdf**
845K











