

Haldimand County

Official Plan Update



Help Shape Haldimand's Future

Phase 2 Workshop – December 14, 2021

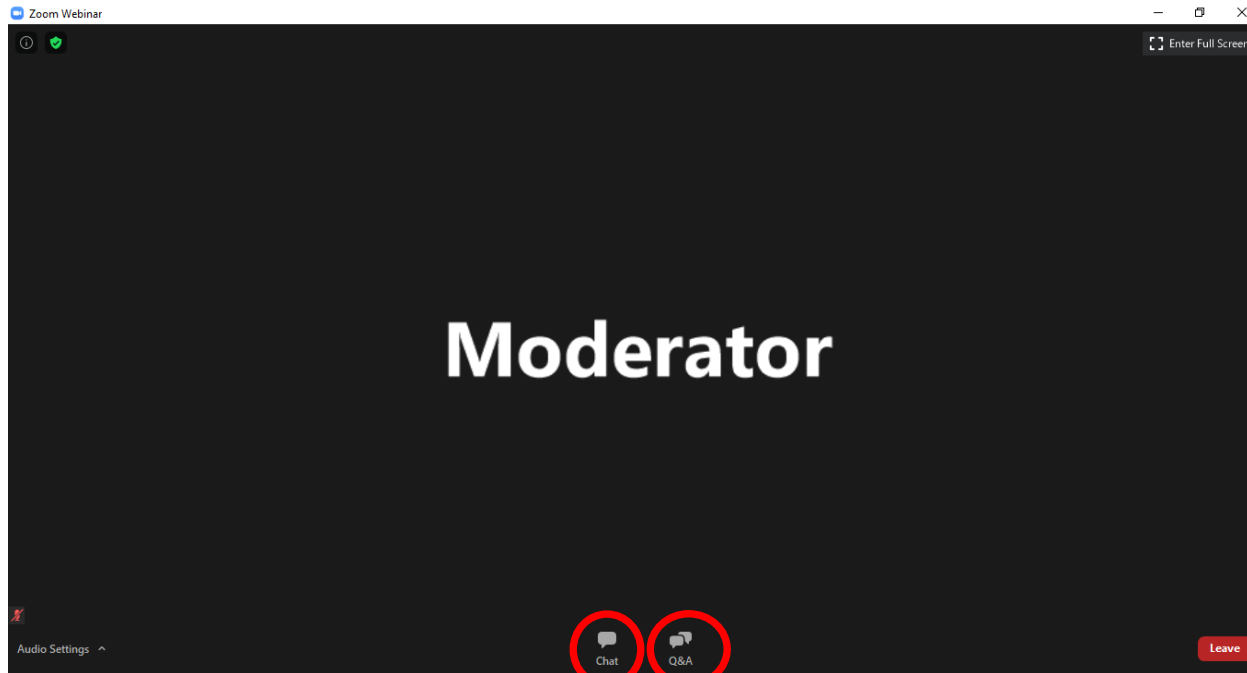
Welcome and Opening Remarks

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

Zoom Meeting Functions - Attendees

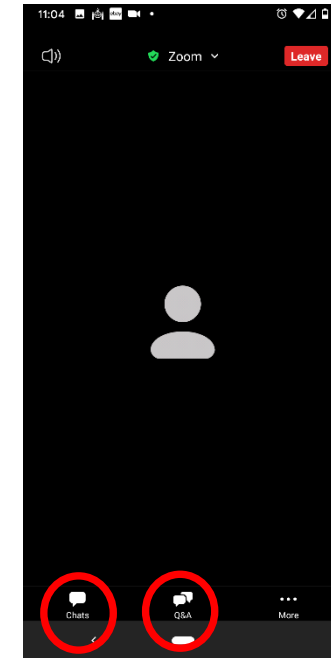
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Write a Question



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

Welcome to the Workshop!

Introductions

Haldimand County staff

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

Presentation Outline

- ❖ Official Plan Update – Where are currently
- ❖ What you have told us
- ❖ Major Policy Directions
- ❖ Looking Ahead – Next Steps

What is an Official Plan?

- Official Plan describes County Council's policies on how land in the community should be used
- Public input ensures that land use planning and development will meet the specific needs of the community
- County's Official Plan needs to respond to:
 - new/updated Provincial policy (Growth Plan, Provincial Policy Statement)
 - changing growth demands, population / employment increases
 - new servicing strategies
 - emerging issues (affordable housing, natural heritage, climate change, community design, agricultural protection)
 - current County priorities (process improvements, responsive/flexible policy)

Official Plan Update - Process

Phase 1

- Growth Strategy for County's six urban areas
 - Right-size the urban areas to accommodate expected future population and employment growth to 2051
- Facilitate a regional water strategy from Nanticoke
- Council approved Official Plan Amendments – June 2021
- Approved with minor modifications by Ministry of Municipal Affairs and Housing, November 2021

Official Plan Update - Process

Phase 2

- All other aspects of Official Plan, including:
 - Agricultural Land
 - Commercial/Industrial/Tourism
 - Hamlets and Resort Residential Nodes
 - Natural Heritage Study
 - Housing
 - Open Space/Parks
 - Major Institutions
 - Hazard Lands
 - Infrastructure

- Official Plan Amendment to County Council – March 2022

Community Input

- Public meetings, facilitated workshops, public information centres
- Project team has met with the Agriculture Advisory Committee and with Business Development and Planning Advisory Committee
- Haldimand Stewardship Council has representation on the Technical Advisory Committee for the Natural Heritage Study
- Reviewed requests for Hamlet and Resort Residential Node boundary expansions
- Reviewed other requests submitted by property owners

Previous Workshop Topics Explored

Economy



Growth



Environment



Community Building



Leisure, Culture & Heritage



Health & Social Services



What We Have Heard From Previous Workshops

Response to Poll Questions

- Majority of respondents indicated that the Official Plan policies should be more flexible in permitting home-based businesses
- Revitalizing downtown cores and heritage conservation were indicated to be the most important urban design features, the preservation of scenic values, walkways and pathways are also important
- The most important priorities for the lakeshore area were to protect existing scenic roads, public vistas and landscapes, to provide additional parkland and public amenities, and to encourage more supportive commercial businesses
- The majority of respondents supported a mix of large centralized multi-purpose recreational facilities and smaller single-purpose facilities
- To address housing gaps in the County, respondents supported a wide range of activities including providing incentives, using surplus County properties, and partnerships with profit and non-profit organizations

What We Have Heard From Previous Workshops

- Vision statement needs to include our First Nations neighbours
- County should facilitate long-term investment - be seen as a low-risk reasonable return opportunity area
- Allow more housing on rural properties and farms to house extended family, labourers and support workers
- Mandatory posted public notices on land intended for marijuana growth
- Farmers and other landowners leave buffers along small watercourses to entrap soil particles and nutrients from entering streams and Lake Erie
- Regarding climate change, support employers to introduce telecommuting policies to minimize travel, bring in large retailers such as Walmart and Staples to reduce travel for shoppers and finance gas pipelines
- Advise lakeshore residents to keep development away from flooding and other hazards – lakeshore needs a rough shoreline to flood over and filter through to clean water

What We Have Heard From Previous Workshops, continued...

- Many residents along the lakeshore are full-time – what are their needs
- Are there plans for transit, such as Go Train, to reduce car use and pollution
- Affordable day care for young families, require large developers to include a daycare in their developments
- Incentives for home owners to use basements for secondary units to create affordable housing
- Need mixed use celebration spaces where you can hold events and social distance safely outdoors
- Many people do not have access to a reliable car –electric shuttle between towns and hamlets
- Build amenities along Rainham Road (parking, camping, water supply, washrooms, small businesses) from which people can take less intrusive transportation (electric shuttles, scooters, bikes) to the lake
- Use rights-of ways for long distance bike paths

What We Have Heard From Previous Workshops, continued...

- Will hamlets or resort residential (lakeshore) nodes be expanded?
- What is status of new school funding in the Avalon community – is it a priority? (recent announcement to build a new joint elementary school)
- Create alternative transportation opportunities
- Require developers to provide EV charging stations –eco-friendly electric cars
- Develop dining/entertainment/stay options along Grand River to attract tourists
- Can the County enforce green buildings standards, such as LEED, natural gas connectivity?

Major Policy Directions

- Agriculture
- Rural housing need and supply
- Natural heritage system
- Floodplain and hazard lands
- Lakeshore
- Tourism
- Housing
- Commercial land use
- Industrial land use
- Home-based businesses
- Urban design
- Climate change
- New land use designations

Agriculture

Agriculture



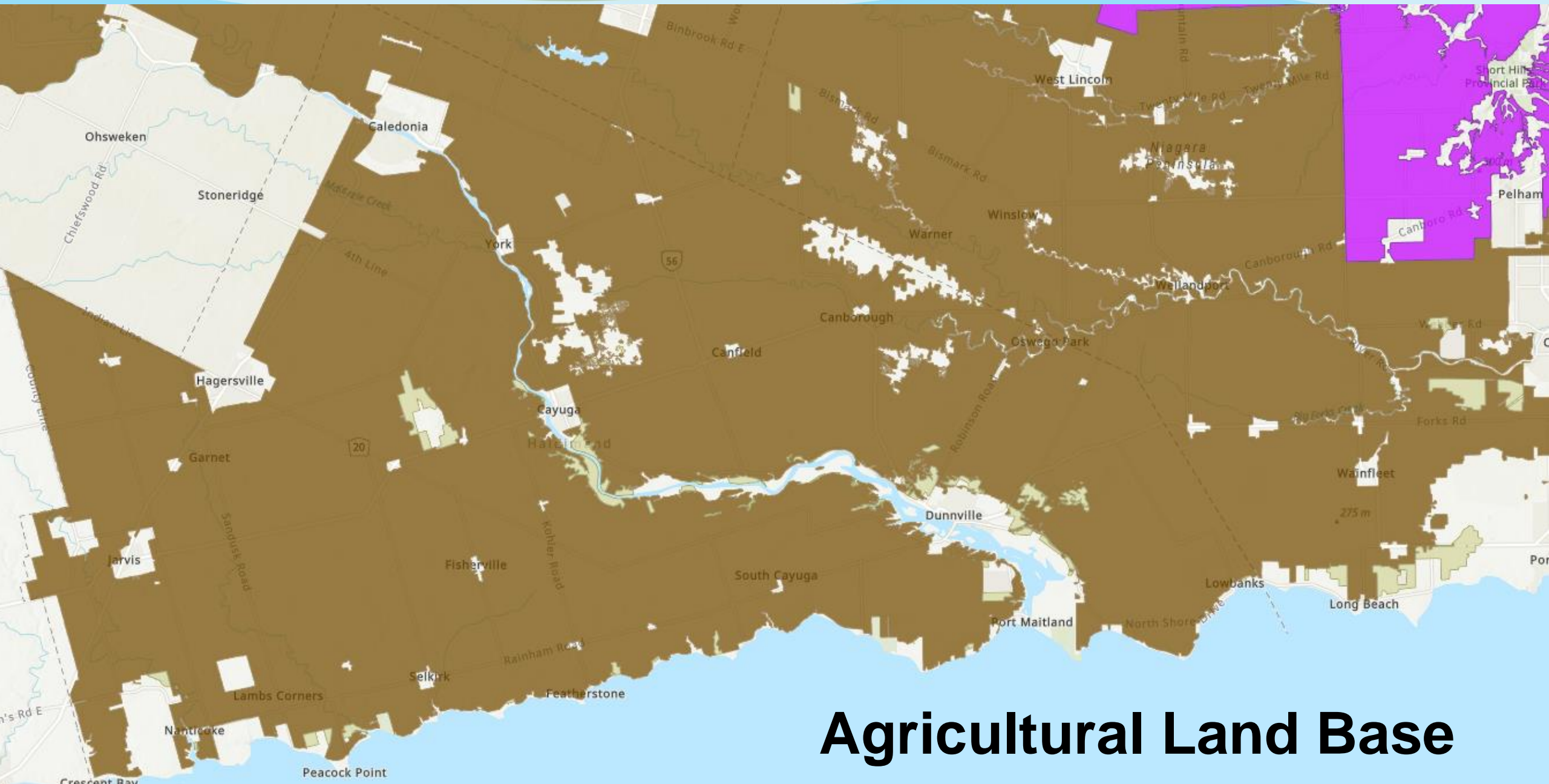
- Provincial policy is to protect prime agricultural areas for long-term agricultural use
- Prime agricultural lands comprise almost 90% of the County's land area including settlements
- Expansion of settlement areas, such as hamlets and lakeshore nodes, on prime agricultural lands must be justified on the basis of need and avoid prime agricultural lands where possible

Growth Plan – Agricultural Land Base



- The Province has mapped the agricultural land base for Haldimand County which consists of:
 - Prime agricultural land
 - Other rural lands
 - Agri-food network (infrastructure and services that support agriculture)

- Need to refine the agricultural land base to recognize:
 - Identifiable boundaries, settlement area boundaries
 - Significant natural heritage features
 - Employment lands, existing and designated
 - Other non-agricultural land uses



Agricultural Land Base

Policy for Prime Agricultural Lands

- Official Plan has to be consistent with and conform to Provincial planning policy as set out in the Growth Plan and the Provincial Policy Statement
- The Agriculture land use designation will relate to the Prime Agricultural Area and its protection for long-term agricultural use
- Some rural areas will not be included in the Agriculture designation:
 - Industrial lands around Nanticoke, Port Maitland and other existing rural industrial areas
 - Old airport lands near Hagersville, Dunnville
 - Abandoned quarry lands,
 - Hamlets and resort residential nodes along Lake Erie

Expand Policies to Protect Prime Agricultural Areas and to Support the Local Agricultural Economy



- Protect prime agricultural lands for long-term agricultural use
- Discourage lot creation for non-agricultural uses
- Promote and support the local agricultural economy by expanding policies on:
 - Value retaining facilities – more on-farm processing
 - On-farm diversified uses – widen scope of permitted activities
 - Support services for agricultural operations
 - Housing opportunities on existing farm properties
- Support for normal farm practices
- Minimize impact of non-agricultural related uses

Rural Housing Need & Supply

Population and Household Growth Forecast: 2016-2051

	Population			Households		
	2016	2051	Change 2016-2051	2016	2051	Change 2016-2051
Urban	25,000	55,200	30,200	9,550	21,410	11,860
Rural	21,800	21,800	Nil	7,960	8,830	870
Totals	46,800	77,000	30,200	17,510	30,240	12,720
Source: Matt Reniers and Associates						

Rural Housing Potential Supply and Need

Estimate of Potential Housing Supply and Demand, Rural Areas of Haldimand County	
Category	Potential Number of New Dwelling Units
Hamlets	487
Resort Residential Nodes	248
Lots of Record	245
Total Supply	980
Rural Housing Demand 2021-2051	572
Source: Matt Reniers and Associates	

Rural Housing Potential Supply and Need

- Potential rural housing supply exceeds housing demand to 2051
- There is no need to expand existing hamlets or resort residential nodes to increase housing supply
- Hamlet expansions are not recommended
- Resort residential node expansions are not recommended except for two minor exceptions that will not result in the loss of productive agricultural land
- Expanding opportunities for secondary suites and dwellings in the rural area
- Rural residential development potential report is available on project website

Natural Heritage System

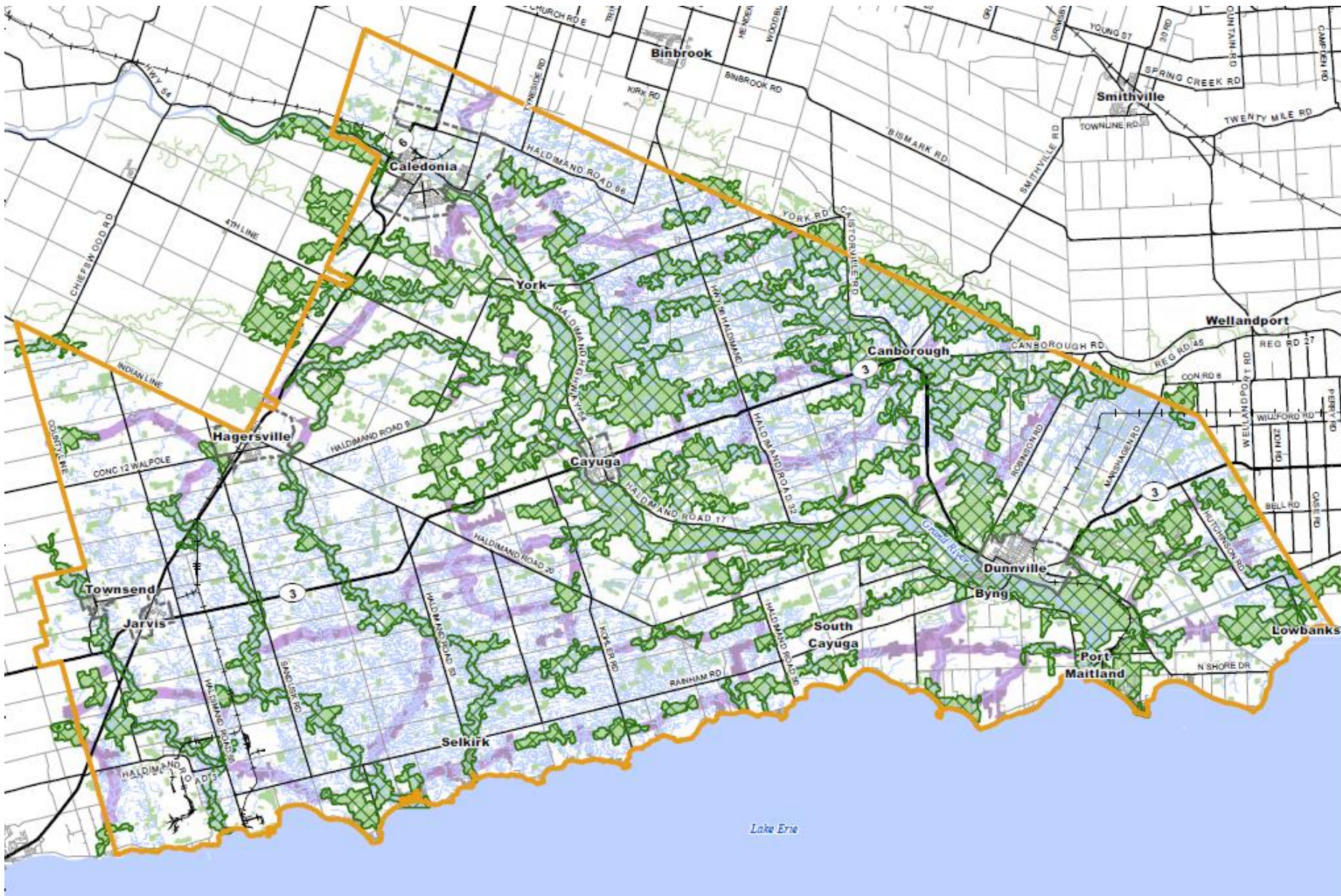
Natural Heritage System



- Introduce a **natural heritage system** approach to support natural processes to maintain diversity and connectivity
- Identify **core areas** that provide interior habitats to support a wide range of species
- Identify **linkages** to create movement corridors for plants and animals between core areas to maintain long-term viability and diversity
- Proposed development on significant natural environment areas or on adjacent lands will need to prepare an environmental impact statement that demonstrates **no negative impacts** on environmental features or their functions

Natural Heritage System Consists of Two Components

Significant NEA Features	Supporting NEA Features
<ul style="list-style-type: none">- Provincially Significant Wetlands- Locally significant or unevaluated wetlands within the Natural Heritage System- Significant Woodlands- Significant Valleylands- Significant Wildlife Habitat- Areas of Natural and Scientific Interest (both earth and life science)- Fish Habitat- Carolinian Canada sites- Habitat of Endangered and Threatened species- Sand barrens, savannahs and tallgrass prairies- Alvars- Permanent and intermittent streams- Inland lakes and their littoral zones- Seepage areas and springs	<ul style="list-style-type: none">- Locally significant and unevaluated wetlands outside of the Natural Heritage System- Other woodlands greater than 1 ha- Other treed areas- Shoreline habitat



Natural Heritage Study

Core Areas

Linkages



Proposed Natural Heritage System

Floodplain & Hazard Lands

Floodplain and Hazard Lands

- Proposing an overlay approach – floodplain areas are mapped on a separate schedule that can be overlaid onto the land use plan. This approach will be consistent with the Zoning Bylaw.
- Development may be permitted according to the land use designation, if it can be demonstrated that the lands are not impacted by the floodplain to the satisfaction of the Conservation Authority
- Studying application of the floodway/flood fringe concept in the Frank A Marshall Business Park Area in Dunnville. If approved, development may occur in the flood fringe subject to floodproofing acceptable to the Conservation Authority
- Regulate development on Hazard Lands that have steep slopes, unstable soils, or are an undermined area

Lakeshore

Lakeshore



- Haldimand County has 87 kilometres (54 miles) of waterfront along Lake Erie
- 21 Resort Residential Nodes – from Lowbanks in the east, to Peacock Point in the west
- Primarily seasonal residences and some year-round residences and may include small resort-oriented commercial uses
- Seasonal housing potential for 314-565 dwellings
- Lakeshore planning principles
 - Provide opportunities for development
 - Preserve natural beauty and environmental significance
 - Reduce municipal financial liability and risk
 - Limit development on private roads
 - Ensure lakeshore remains an asset for all County residents and tourists
 - Improve public amenities and access to the Lakeshore and Grand River
 - Protect from flooding, erosion, wave uprush and dynamic beach hazards

Tourism

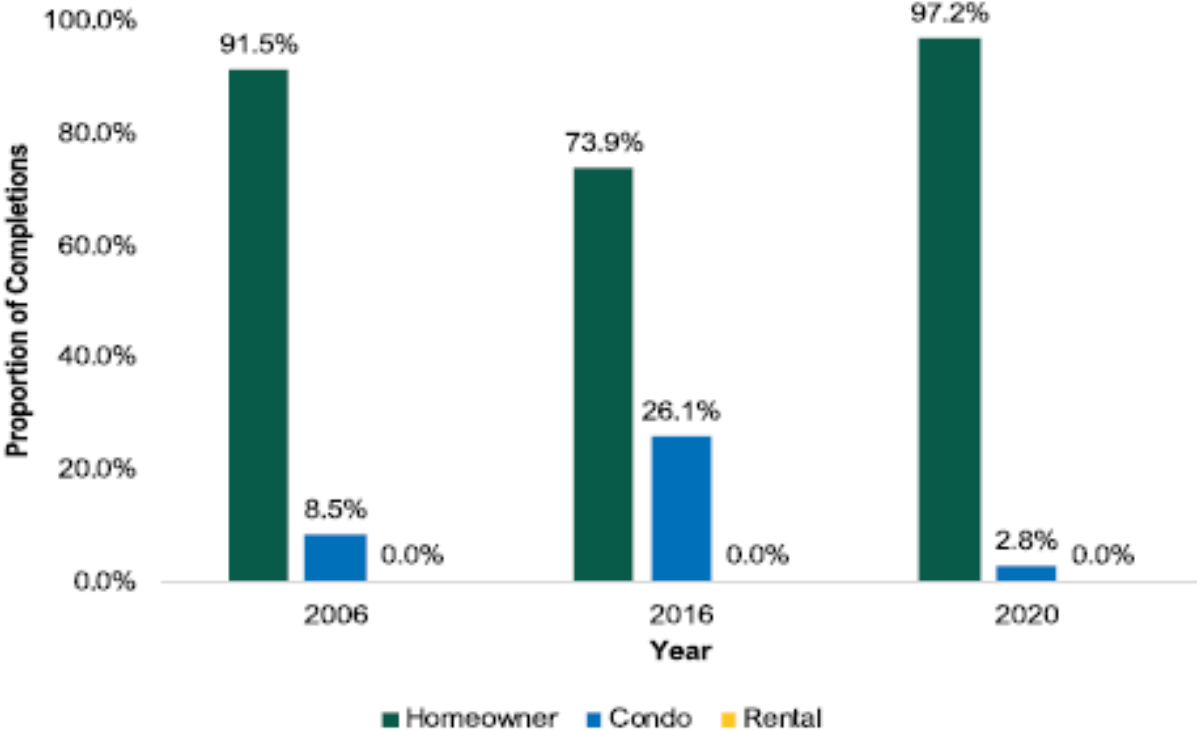
Tourism

- Expand tourism policies in Official Plan
- Encourage the development of a wide range of tourism opportunities relating to:
 - Lake Erie shoreline
 - Grand River
 - Resort and recreational areas
 - Areas of agricultural, rural, and natural amenity
 - Small urban areas
- Support a wide range of over-night accommodations including: hotels, motels, bed and breakfast establishments, camping facilities, on-farm accommodations
- Support agri-tourism
- Support eco-tourism
- Development of tourism related infrastructure along lakeshore and Grand River
- Tourism supporting policies to be embedded throughout the Official Plan

Housing

Housing Gaps

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



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

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



Housing



Recommended housing policies:

- 12% of all new housing units should be rental units for low income households
- Maintain a 5-year supply of approved housing development at all times
- Support a more diverse housing stock – at least 25% of new housing be townhouses or apartments
- Housing Study recommended permitting 3 dwelling units on a property – primary dwelling + secondary suite + detached secondary dwelling – maintain overall neighbourhood character and subject to conditions
- Consider the sale of surplus County properties for affordable housing
- Encourage design elements that increase energy efficiency
- Permit shared housing in all communities where dwellings are allowed
- County may provide incentives for development of affordable rental housing and for development of affordable medium and high density housing

Intensification and Infilling

- 20% of all new residential units are to be created through intensification of existing developments or through infilling.
- Intensification can involve development on vacant properties, conversion of vacant space to housing, redevelopment of industrial or commercial properties.
- Intensification can contribute to a more diverse housing supply, expand local housing options
- Core areas of the six urban communities are to be intensification areas.
- Key considerations for intensification are: architectural style, building location/scale, access, parking, lot grading/stormwater, neighbourhood compatibility.

Commercial Land Use

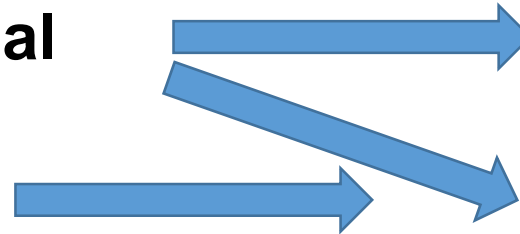
Commercial Land Use Designations

Existing Designations

Community Commercial

Large Format Retail

- Dunnville
- Hagersville



Proposed Designations

Downtown Areas

Community Commercial

Downtown Areas



- The proposed Downtown designation is to recognize the historical cross-roads or Central Business Districts in each of the six urban areas

Permitted Uses

- Wide range of retail, commercial and office uses
- Grocery stores, farmers markets
- Restaurants, bars, night clubs
- Arts, culture and entertainment
- Roofed accommodations
- Residential units

Downtown Areas



- ❖ Encouraged to develop as mixed use intensification areas – maintain existing building character
- ❖ Policies to maintain viability and vitality
 - Maintain and enhance pedestrian orientation
 - Typical and unique businesses
 - Maintain historic character of buildings, street frontages, setbacks, block lengths
 - Temporary uses and activities, curbside patios
 - Urban design guidelines
 - Linkages to Grand River, parks and trails
 - Public spaces
 - Arts and culture places and activities
 - Wayfinding
 - Support business improvement associations

Community Commercial

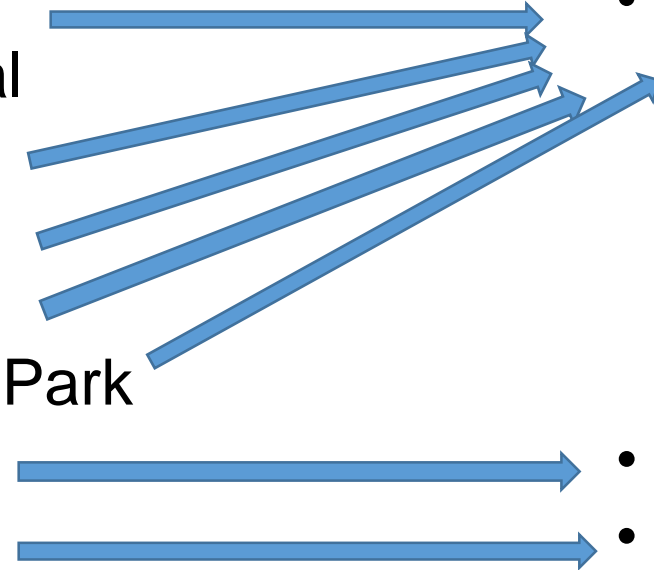
- Similar permitted uses as in Downtown Areas including residential units above commercial space
- Focus on larger scale commercial developments along major roads with convenient access to residential neighbourhoods
- Emphasis on on-site parking, encourage shared points of access
- Less emphasis on pedestrian oriented facilities and activities within the right-of-way
- Urban design important with more emphasis on building design, bringing buildings closer to the street and more emphasis on pedestrian facilities and amenities within the property
- Market studies for larger developments >3,000m² to address impact on the planned function of the Downtown and existing Community Commercial areas

Industrial Land Use

Industrial Designations

Existing Designations

- Business Park/Commercial
- Business Park
- Urban Industrial
- Industrial
- Urban Business Park
- Rural Industrial
- Major Industrial



Proposed Designations

- Urban Business Park
- Rural Industrial
- Major Industrial

Urban Business Parks

- Urban Business Parks – located in all of the urban areas except Townsend
- A wide range of industrial, logistic and service type uses are permitted
- Limited commercial uses permitted that serve the industrial area or which require large outdoor display areas
- Development on full municipal water and sanitary sewers preferred
- On-site parking, loading and outdoor storage
- Design guidelines – provincial highways and arterial roads
- Achieve an overall employment density target of 15 jobs/hectare
- Study underway on the Frank A. Marshall Business Park area in Dunnville to investigate feasibility of applying the flood fringe concept and to prepare a development plan.

Rural Industrial



- Existing established industrial uses, agricultural-related industries and areas historically designated for industrial use outside of the urban area
- Industrial uses limited to dry industries that do not require municipal water and sanitary sewage services and include:
 - light manufacturing;
 - agriculture-related processing;
 - agricultural service and supply establishments;
 - cannabis production facility
 - commercial greenhouses;
 - building supply establishments;
 - contractor's yard, supply and service shops;
 - warehousing, and
 - public utility yards

Major Industrial

- Strategic Employment Area consisting of the Nanticoke Industrial Area and the Lake Erie Industrial Park
- Designated as a Provincially Significant Employment Zone due to:
 - Large amount of contiguous land designated for employment uses
 - Unique planning framework that minimizes conflicts
 - Proximity to large regional labour force and growth areas
 - Accessible to provincial highway system, rail and water
 - Link to John C. Munro International airport
 - Large water intake capacity
- Permitted uses include a wide range of industrial uses including steel and metal production, petrochemical processing, and related uses
- Area protected by Industrial Influence Area – protect development of heavy industry from incompatible uses.

Employment Areas

- Applies to:
 - The Urban Business Parks in five urban communities
 - Strategic Employment Area in Nanticoke
- Conversion to non-employment uses will only be considered upon completion of a municipal comprehensive review demonstrating:
 - Greater need for non-employment use
 - Land not required for employment use
 - County will meet employment forecasts
 - Conversion will not impact viability of balance of the Employment Area
 - Conversion will not impact achievement of other policies of the Official Plan
 - Proposed use is compatible with master servicing plans, available and planned infrastructure
 - Proposed use will not create land use conflicts

Home Based Business

Home-Based Businesses

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

Urban Design

Urban Design

- Urban Design is a process of designing and shaping the physical features of a neighbourhood or community.
- Urban design deals with the grouping of buildings, infrastructure, streets, public spaces, entire neighbourhoods and communities, with the goal of making built environments that are equitable, beautiful, performative, and sustainable.
- Urban design guidelines ensure that development contributes to the well being of residents and enhances the positive aspects of the community character



Urban Design

Urban design guidelines contribute to:

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

Climate Change

Climate Change

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

Climate Change

- Impacts of a changing climate are being felt.
- Communities and infrastructure must be adapted to be more resilient, and valuable water resources and natural areas need to be protected
- Proposed Official Plan policies to:
 - Promote energy efficiency and conservation
 - Promote compact development
 - Maximize use of existing transportation infrastructure
 - Maximize retention and enhancement of vegetation
 - Support active transportation
 - Design and install infrastructure that is robust to withstand more extreme weather
 - Utilize green infrastructure

New Land Use Designations

Major Open Space

- Major Open Space are large-scale public parks designed to serve the entire community
- Major Open Spaces may include arenas, major sports fields and other recreational facilities, landscaped areas and floral displays, picnic areas, community centres which may include a public library, museums, fairgrounds and exhibition halls. The Major Open Space designation may also include conservation areas and provincial parks.
- Development criteria:
 - Good transportation access, including pedestrian and cycling access
 - Adequate parking
 - Linkages to natural environment areas
 - Adequate services

Major Institutions

- The Major Institutional is proposed as a new designation for the Official Plan
- Major Institutional designation is intended to recognize major public institutions that support the health and well-being County residents and occupy large prominent sites.
- Major Institutional uses provide important specialized medical, educational, governmental services, provide important services and are a significant source of employment.
- Major Institutional uses may include hospitals, secondary schools, long-term care facilities, courthouses, and government complexes.
- Major Institutional uses tend to be intensely built and attract high traffic volumes. Development criteria includes:
 - Good access from arterial or collector roads
 - Adequate off-street parking
 - Accessibility to all persons
 - Appropriate landscaping and buffers with other sensitive uses

Cultural Heritage & Archaeology

Cultural Heritage and Archaeology

- Haldimand County's cultural heritage adds to the quality of life for residents, attracts visitors, contributes to the sense of place and to community character and uniqueness
- Proposed Official Plan policies will be consistent with Provincial Policy Statement and will:
 - Improve policies for the conservation of significant built heritage resources and cultural heritage landscapes
 - Require heritage impact statements for developments on adjacent lands to a protected heritage property to ensure that heritage attributes will be conserved
 - Improve policies on archaeological master plans
 - Improve consultation with Indigenous communities when identifying, protecting and managing cultural heritage and archaeological resources.
 - strengthen policies for the conservation of human-made features exhibiting historical, cultural, architectural or archaeological features of local, provincial or national significance.
 - support the completion of an archaeological master plan for the entire County.

Accessibility

Haldimand County is committed to improving access and opportunities for persons with disabilities in accordance with the *Ontarians with Disabilities Act*.

As part of that commitment, the County will:

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

Looking Ahead – Next Steps

- Prepare official plan amendment and map schedules
- Consider comments received tonight and following this meeting
- Phase 2 completion – March 2022
 - Public meeting at Council
 - Presentation of draft Official Plan Amendment for Council approval
- Upon Council approval, submit to Ministry of Municipal Affairs and Housing for final approval

Comments/Questions

We would like to hear from you!

Comments are Important to Us

This presentation will be available on the project website, following this meeting.

For more information, background reports and project updates, visit the project website at: www.haldimandcounty.ca

Written comments are welcome.

For more information or to comment, please contact:

Christina DeGraaf, Administrative Assistant, Planning Department –

Tel: 905-318-5932, x 6209

Email: planning@haldimandcounty.on.ca



Thank You for your time and input!

Have a great night!