



NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE:	Tuesday, August 25, 2026	PLACE:	Haldimand County Administration Building (COUNCIL CHAMBERS)
TIME:	9:30 a.m.		53 Thorburn Street South Cayuga, Ontario N0A 1E0

The Public Meeting will be held on at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION:	PLZ-HA2026070
APPLICANT:	Kshitiz Jaswal c/o Jaswal Design
AFFECTING:	PLAN 905 PT BLOCK 44 RP 18R5548 PARTS 1 TO 3
ROLL NO.	2810.154.002.0950.00000

Details of the proposed application are attached hereto along with a map showing the location of the lands affected by the application. Information is also attached to familiarize interested parties with the public involvement process for planning applications. For further information in advance of the public meeting, please contact the assigned Planner on file for the application, **John Douglas, Senior Planner for Haldimand County at (905) 318-5932, Ext. 6252, or via email at jdouglas@haldimandcounty.ca.**

Formal public notices have been circulated to all abutting property owners within a 240 metres (787 ft.) radius of the subject property to ensure they are informed of the upcoming planning application. Any person may attend the public meeting and/or make verbal or written representation for the proposed Zoning By-law Amendment. If you require further information, please contact this office Monday to Friday 8:30 a.m. to 4:30 p.m. The Planner's report will be available upon request, on the Haldimand County website, and at the meeting.

If you wish to be notified of the decision of the Haldimand County Council in Committee in respect of this application, you must submit a written request to Planning & Development or Clerk's Division.

In accordance with Bill 185, *Cutting the Red Tape to Build More Homes Act, 2024*, third-party appeals are no longer permitted. The right to appeal municipal decisions to the Ontario Land Tribunal is restricted to: the applicant, "public bodies" or "specified persons" who made oral or written submissions to Council prior to a decision being made, and the Minister. "Public bodies" and "Specified Persons" as defined in the *Planning Act* includes government, utility boards and agencies. If an applicant, public body or specified person does not make oral submissions at a public meeting, or make written submissions to Haldimand County before the by-law is passed, the applicant, public body or specified person may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Immediately following the adjournment of the Public Meeting, the Committee will convene a meeting to consider all information relevant to this application. The Committee will, at this meeting, pass a recommendation for consideration

by Haldimand County Council on at 6:00 p.m.

NOTE: Any written submission may be used by or disclosed to any person or public body in accordance with the provisions of the Municipal Freedom of Information and Protection of Privacy Act.

Date of Notice : July 30. 2026

A handwritten signature in black ink, appearing to be 'V.N.' with a period at the end.

for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA2026070

Applicant: Kshitiz Jaswal C/O Jaswal Design
Affecting: PLAN 905 PT BLOCK 44 RP 18R5548 PARTS 1 TO 3
Roll Number: 2810154002095000000

Haldimand County has received an application for a Zoning By-law Amendment for lands legally described as Plan 905 Part Block 44, Registered Plan 18R5548, Parts 1 to 3. The subject lands, located in Hagersville, west of Main Street and the CN tracks, and south of King Street West, do not currently have a municipal address. The subject property, which is currently vacant, is approximately 2.41 ha (5.96 acres). in area.

The subject property is designated 'Residential' in the Haldimand County Official Plan (HCOP). The proposed Zoning By-law Amendment would align the zoning for the subject property with the 'Residential' designation in the HCOP. The subject property is currently zoned 'General Industrial (MG)' in Haldimand County Zoning By-law HC 1-2020. The proposed residential uses would not be permitted under the General Industrial zone standards therefore an amendment to the Zoning By-law is required.

The application proposes to rezone the lands from General Industrial (MG) to Urban Residential Type 4 (R4) to permit a 69-unit freehold street townhouse development. Access and servicing are proposed through the adjacent Sandusk development, including the future Street M connection and associated municipal infrastructure. This application is for rezoning only. Future Draft Plan of Subdivision and related detailed approvals will follow.

The surrounding lands include the currently vacant Sandusk lands to the south which are proposed as a future residential subdivision. To the west are lands which are currently vacant and then a quarry lake (Crystal Lake). To the north is a single detached residential subdivision and further north, across King St. W., are the Mississaugas of the Credit. To the east is King St., the CN Rail tracks, then a mix of Commercial and residential uses.

Location Map FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation



Location:

**KING ST W
URBAN AREA OF HAGERSVILLE
WARD 4**

Legal Description:

**PLAN 905 PT BLOCK 44 RP 18R5548
PARTS 1 TO 3**

Property Assessment Number:

2810 154 002 09500 0000

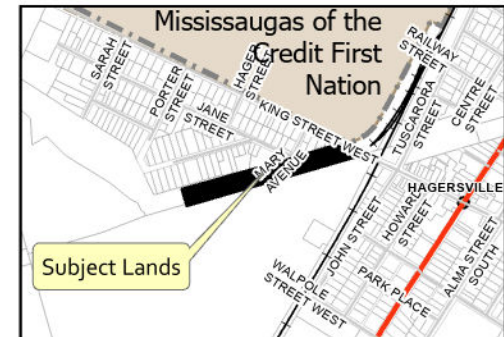
Size:

2.41 Hectares (5.95 Acres)

Zoning:

MG (General Industrial)

HALDIMAND COUNTY, ITS EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.

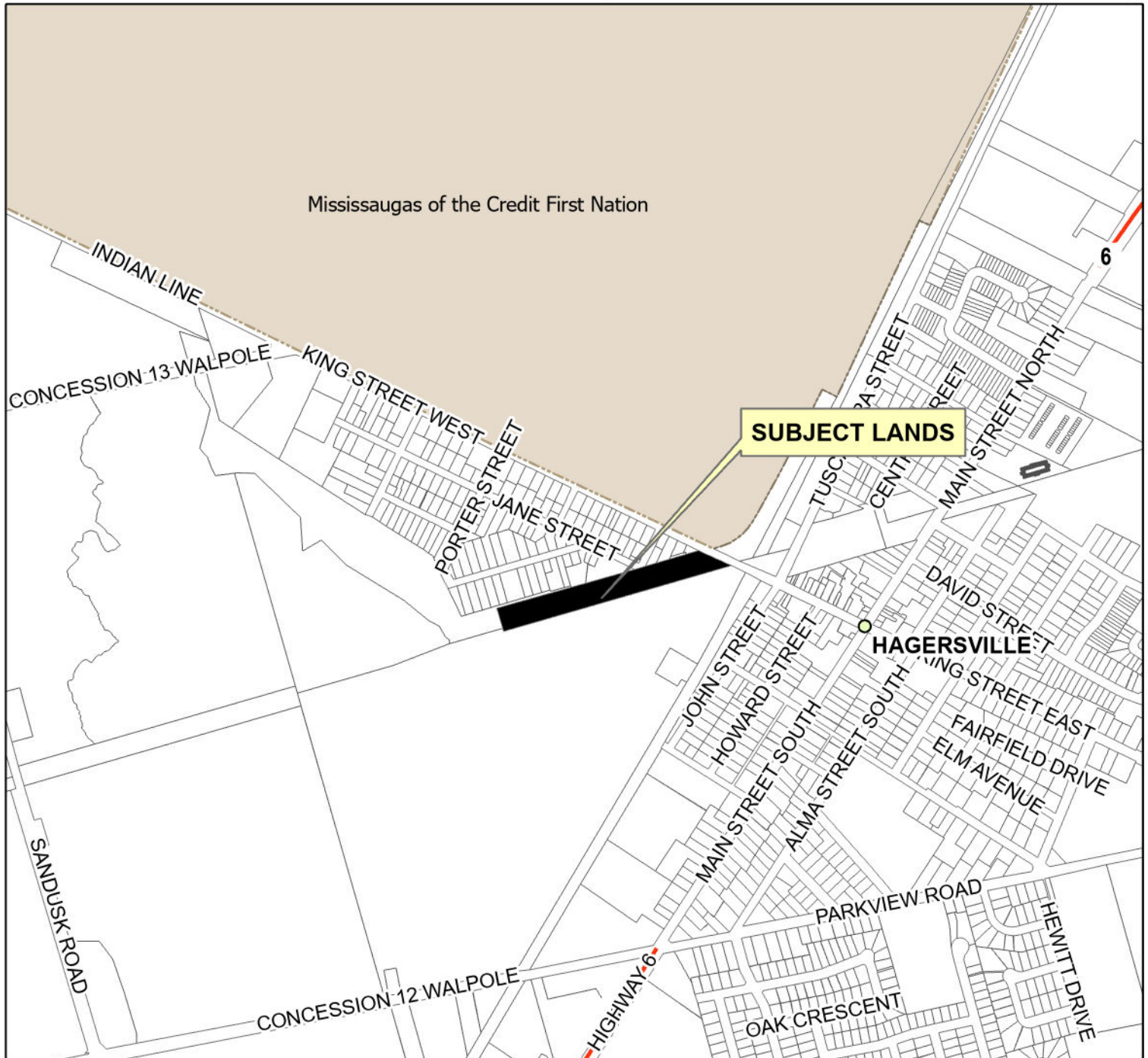


MAP A - Key Map

Haldimand County
Urban Area of Hagersville
Ward 4



0 200 400 600 800 Metres



This is Map A to Zoning By-law _____ Passed the _____ day of _____ 2026.

MAYOR

CLERK

MAP B - Detail Map

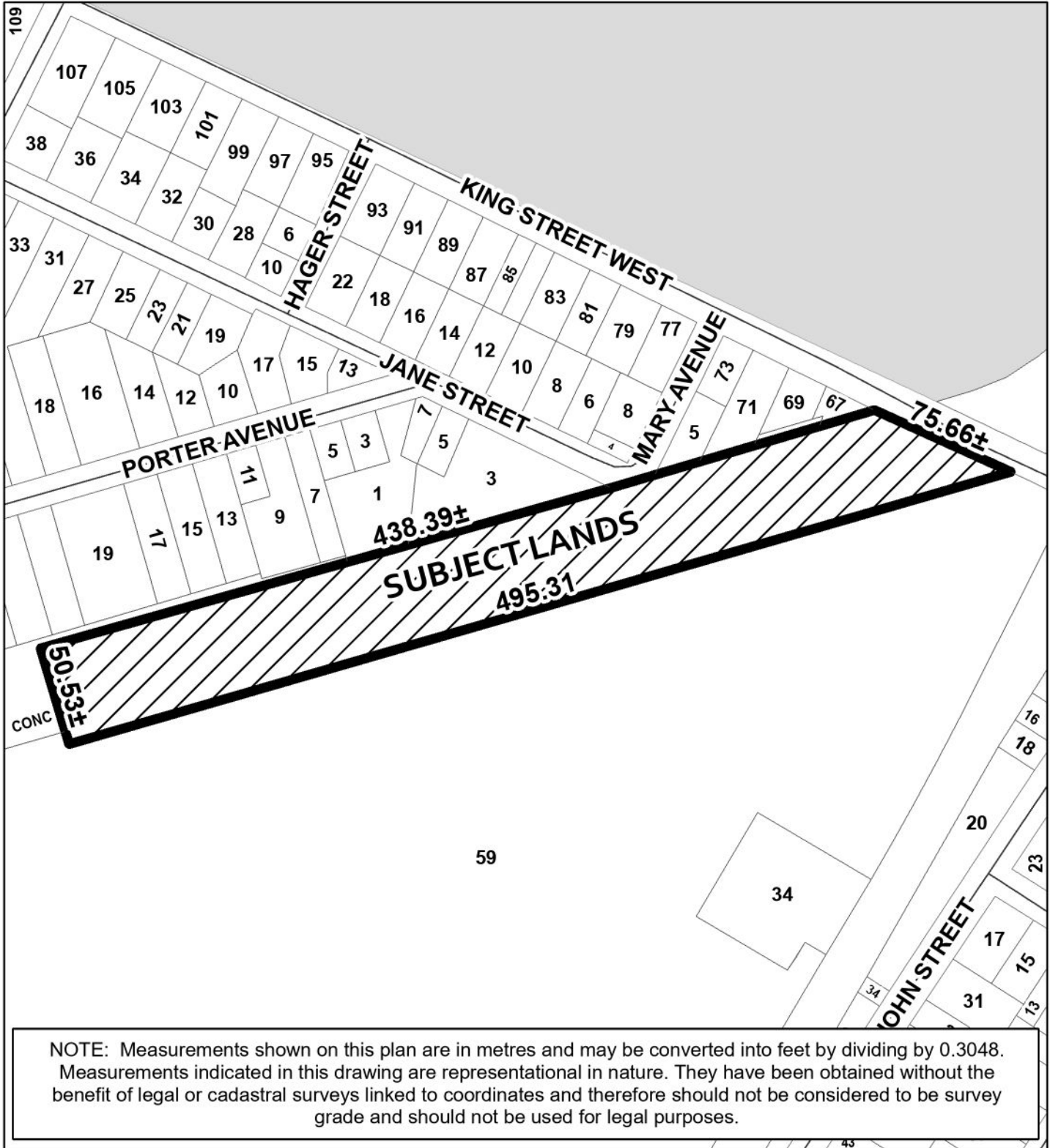
Haldimand County

Urban Area of Hagersville, Ward 4



SCALE - 1:2,800

0 25 50 75 100 Metres

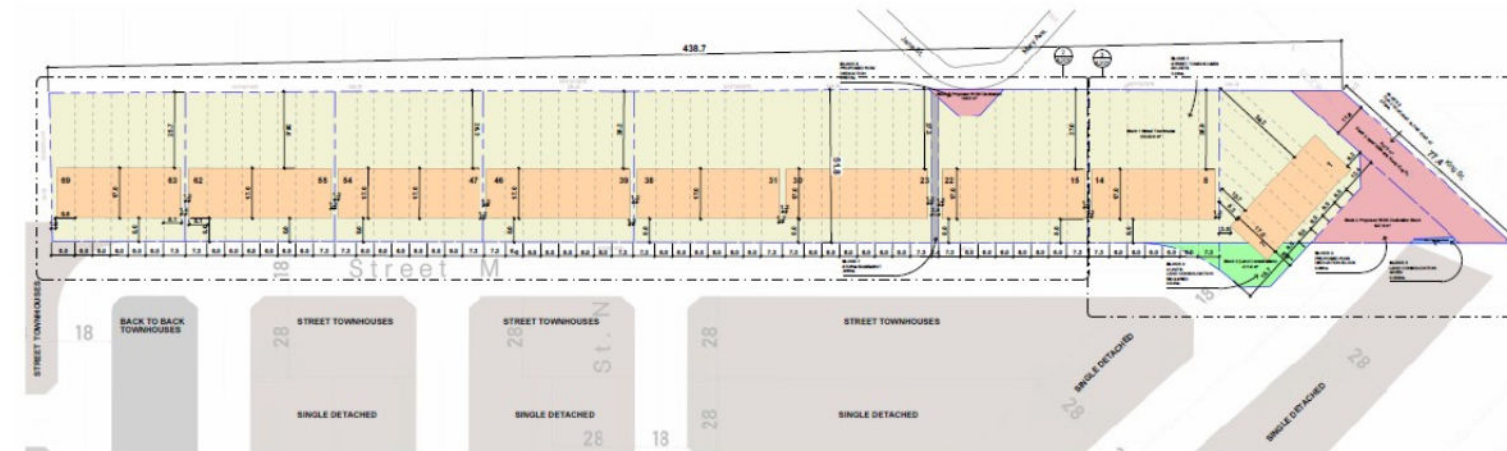


This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2026.

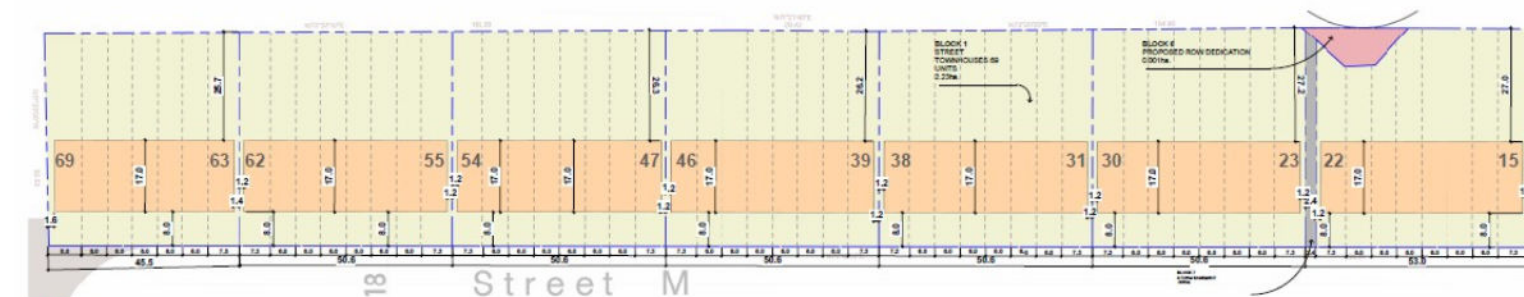
MAYOR

CLERK

Owner's Sketch 1 of 2 FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation



1 Conceptual Lot Plan
1:500



2 Part Plan A
1:350

TOTAL LOT AREA: 2.4051 HA.

Block 2 | LAND ACQUIRED: 411.6 sqm. | 0.041 HA.

Block 3, 4, 6 | LAND DEDICATED FOR ROW: 1,694.2 sqm. | 0.17 HA.

Block 5 | LAND GIVEN: 26.8 sqm. | 0.0026 HA.

Block 7 | STORM EASEMENT: 53.92 sqm | 0.005 HA.

TOTAL LOTS : 69

BLOCK 1 | 69 STREET TOWNHOUSE LOTS: 22,331 sqm. | 2.23 HA.

DENSITY: 28.6 UNIT/HA

PARKING: RESIDENTIAL: 2 SPACES PER UNIT; VISITOR: n/a



3 Part Plan B
1:350

Owner's Sketch 2 of 2 FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation

