

NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: Tuesday, January 13, 2026 PLACE: Haldimand County Administration Building

(COUNCIL CHAMBERS) 53 Thorburn Street South Cayuga, Ontario NOA 1E0

The Public Meeting will be held on **Tuesday, January 13, 2026** at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION: PLOPZB2024229

9:30 a.m.

TIME:

APPLICANT: Corragreen Properties Limited

AGENT: Western Consulting – Duncan Russell

AFFECTING: 206 McClung Road & 390 Haldimand Road 66

ROLL NO. 152005056000000

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. If you wish further information in advance of the public meeting, you may contact Noor Hermiz, Senior Planner for Haldimand County at **(905) 318-5932, Extension** 6202, who is familiar with the application.

The subject report is intended to provide an overview of the proposal, including key areas that will undergo assessment by staff and external agencies. A recommendation report will be presented in future, once the applications are fully processed, reviews satisfactorily completed and all necessary requirements are met to make a fully informed decision.

If you are a property owner within 120 metres of the above, you have the opportunity to express an opinion for or against the application at the Council in Committee meeting, or in writing before the above-notes meeting date. 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.

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: December 17, 2025

for Chad Curtis, Clerk

APPLICATION DETAILS

PLOPZB2024229

Applicant: Corragreen Properties Limited

Affecting: 206 McClung Road & 390 Haldimand Road 66

Roll Number: 152005056000000152005058000000

The subject lands are municipally addressed as 206 McClung Road and 390 Haldimand Road 66 and are located in the urban settlement boundary of Caledonia. The subject lands have an estimated total area of 79.67 hectares (199.80 acres) and an estimated frontage of 800 metres on McClung Road and 650 metres on Haldimand County Road 66.

The applicant has submitted Planning Act applications for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan to permit a planned community consisting of:

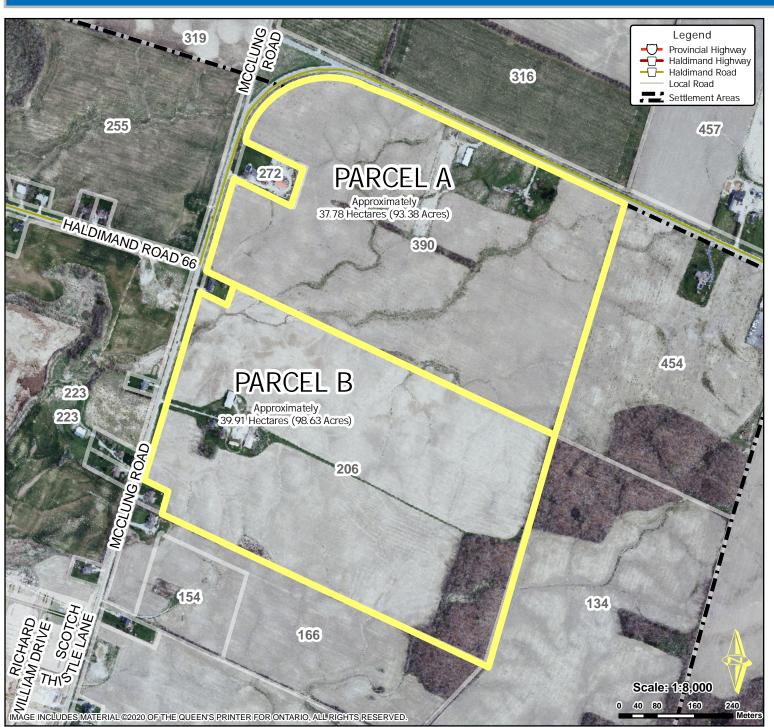
- 2,479 residential units (866 single detached and semi-detached dwellings, 535 townhouse units, 1,052 units consisting of residential apartment, retirement homes and long-term care units)
- Retail space of 1,920 square metres (high-density)
- Park space
- One central park and four parkettes (total area of 4.16 hectares (10.30 acres))
- Natural Heritage System located primarily in the southeast of the site with an associated buffer, with public access proposed through a parkette
- Stormwater management pond located on the west of the site, abutting McClung Road

The subject lands are currently designated "Residential, Special Policy HCOP-58". 206 McClung Road is subject to the overlay designations "Significant Natural Environment Area Features", "Other Treed Areas", and "Local Unevaluated Wetlands". 390 Haldimand Road 66 is subject to the overlay designation "Other Treed Area". The applicant is proposing to redesignate the subject lands to permit a "Secondary Plan".

The subject lands are currently zoned "Agriculture (A)" Zone. 206 McClung Road is subject to the overlay zone "Natural Environment Wetlands Area" and "Regulated Area". 390 Haldimand Road 66 is subject to the overlay zone "Regulated Lands". The applicant is proposing to rezone the subject lands to:

- "Urban Residential Type 1-C (R1-C)" Zone;
- "Urban Residential Type 2 (R2)" Zone;
- "Urban Residential Type 4 (R4)" Zone;
- "Downtown Commercial (CD)" Zone; and
- "Open Space (OS)" Zone

Location Map FILE #PLOPZB-2024-229 APPLICANT: Corragreen Properties Limited





<u>Location:</u>
PARCEL A: 390 HALDIMAND ROAD 66 PARCEL B: 206 MCCLUNG RD **GEOGRAPHIC TOWNSHIP OF SENECA** WARD 4

Legal Description:

SHERBROOKE CON BF PT LOT 14 RP 18R7104 PARTS 5 TO 8

Property Assessment Number: PARCEL A: 2810 152 005 05800 0000

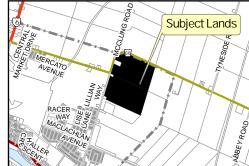
PARCEL B: 2810 152 005 05600 0000

PARCEL A: Approx. 37.78 Hectares (93.38 Acres) PARCEL B: Approx. 39.91 Hectares (98.63 Acres) TOTAL: Approx. 79.29 Hectares (192.01 Acres)

A (Agriculture)

GRCA (Regulated Lands), GRCA (Wetland) **HCOP** (Natural Environment Wetland Area)

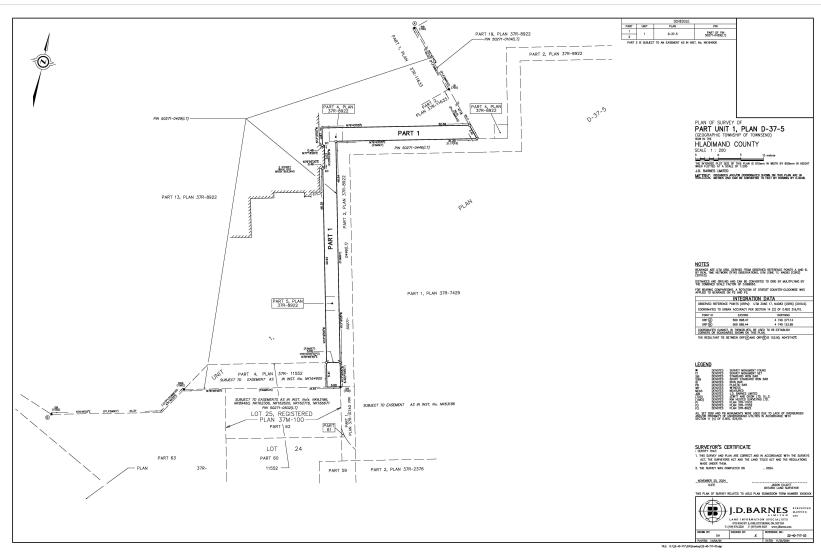
HALDIMAND COUNTY, IT'S EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.





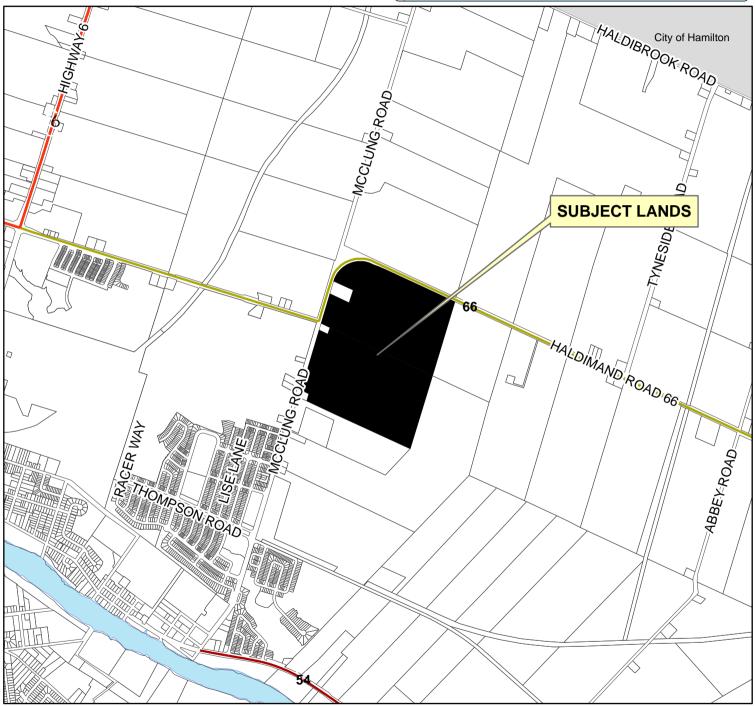
Owner's Sketch FILE #PLOPZB-2024-229 APPLICANT: Corragreen Properties Limited





MAP A - Key Map Haldimand County Geographic Township of Seneca Ward 4 0 500 1,000 1,500





This is Map A to Zoning By-law _____ Passed the ____ day of ____ 2025.

Metres

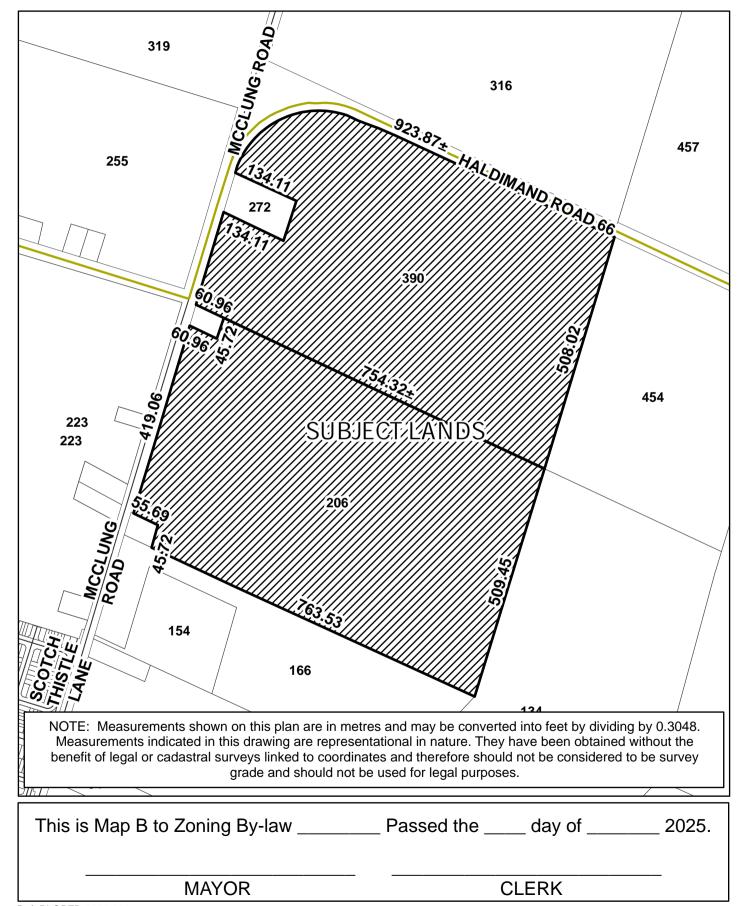
MAYOR

CLERK

MAP B - Detail Map

Haldimand County
Geographic Township of Seneca, Ward 4

SCALE - 1:8,000 Haldimand County 0 100 200 300 400 Metres



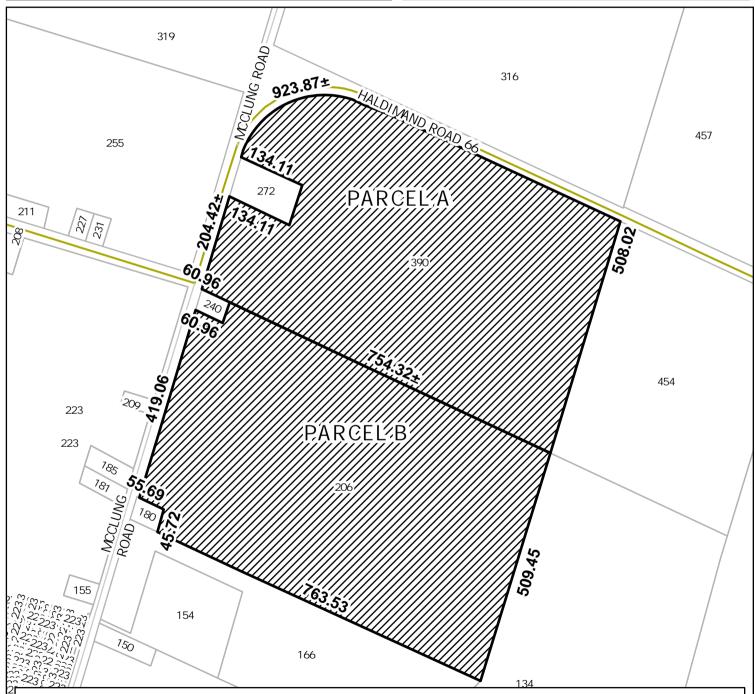
Amendment No. HCOP-00

To the Haldimand County Official Plan









NOTE: Measurements shown on this plan are in metres and may be converted into feet by dividing by 0.3048. Measurements indicated in this drawing are representational in nature. They have been obtained without the benefit of legal or cadastral surveys linked to coordinates and therefore should not be considered to be survey grade and should not be used for legal purposes.

SCHEDULE 'A'



PUBLIC INPUT GUIDE

ZONING AND OFFICIAL PLAN AMENDMENT APPLICATIONS

This guide contains <u>important</u> information for interested parties regarding the notification and public input process for zoning and official plan Amendment applications. <u>Certain sections of the guide are underlined</u>. Particular note of these sections should be made since action may be required by an interested party.

- 1. In order to gain input from surrounding property owners and others regarding a proposed zoning or official plan amendment, a notification sign is posted on the property soon after the application is submitted. Members of the public may contact Planning and Development Department staff for further information regarding the proposal.
- 2. Prior to the Committee dealing with the application, a notice of public meeting (included in this mailing) is forwarded to the following:
 - i) the applicant (and agent, if any),
 - ii) assessed persons within the site in question,
 - iii) assessed persons within 120 metres (400 feet) of the site in question,
 - other persons who have given the Haldimand County Clerk a written request for notice,
 - v) other persons who have individually provided their names and addresses to Haldimand County in response to the public notification sign.
- 3. In the case of a petition, only the author of the petition is notified of the public meeting, over and above those normally as set out in Item 2 above. The author of a petition is made aware of the standard notification procedures.
- 4. Persons receiving a public meeting notice are not obligated to submit written information or attend the public meeting.

Parties who do wish to be involved, however, should <u>notify the County Clerk's office by the day specified in the notice</u>, of their intention to submit written information. If written information is submitted by the date specified, it can be included with the Committee agenda for perusal by the Committee in advance of the public meeting.

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 Act

A copy of the Planner's <u>staff report</u> regarding the proposed zoning or official plan amendment will be available to interested parties from the Clerk's Department at the Haldimand County Administration Building, Cayuga, *after* 4:00 p.m. on the Friday afternoon, prior to the Public Meeting. A copy of the Planner's staff report will also be available on the Haldimand County Website on Wednesday, prior to the Public Meeting at https://www.haldimandcounty.ca/council-information/council-meetings/



- 6. Haldimand County Public Meetings to hear planning applications are held in the Council Chambers of the Haldimand County Administration Building in Cayuga. The meetings commence at 9:30 a.m. Usually a number of different zoning or official plan amendment applications are scheduled on a single agenda. Copies of the agenda are available in the Council Chambers on the meeting day.
- 7. <u>Interested parties may participate in the public meeting</u> by making comments and asking questions of the applicant, agent and staff.
- 8. The Council in Committee Meeting will convene immediately following the Public Meeting to consider the application and the information received at the public meeting. Committee will then make a recommendation for consideration at the next Council Meeting.
- 9. Subsequent to the public meeting, <u>interested parties may make a written request to the Clerk's office to appear in deputation before Council.</u>
 - An interested party who wishes to appear in deputation before Council will arrange for the deputation at the Clerk's Department the day following the public meeting by 12 noon.
- 10. After the public and planning meetings, the Committee Minutes are prepared summarizing the information submitted, the facts determined, and Committees recommendation(s). A copy of the Committee Minutes will be available to interested parties through a request in writing to the Clerk.
- 11. Notice of the decision of Haldimand County Council regarding the zoning or official plan amendment application is sent to the applicant and their agent and is available to interested parties through written request to the Clerk.

12. <u>Zoning Applications</u>

- a) In the event that the zoning application is approved, an amending Zoning By-law is subsequently enacted by Council. The Clerk's Department will notify the following parties after the passage of the By-law:
 - i) All parties who received notice of the public meeting (including assessed persons within the site and within 120 metres (400 feet) of the site),
 - ii) any additional parties who have given the Clerk a written request for notice of the passage of the By-law,
 - iii) a variety of agencies as set out in the regulation.
- b) Any party may, within twenty days after the date of Notice of Passage of the By-law, appeal to the Ontario Land Tribunal by forwarding a notice of appeal to the Clerk setting out objections with reasons, accompanied by the Ontario Land Tribunal appeal fee (\$1,100.00 Certified Cheque or Money Order) payable to the Minister of Finance. The required appeal forms are available on the OLT website under olt.gov.on.ca. These appeal forms are also available at the Cayuga Administration Building. If no appeal is submitted, the By-law comes into force after the 20 day appeal period has passed.
- c) Notwithstanding 12(b)



Only individuals, corporations and public bodies may appeal a zoning by-law to the OLT A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or group

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Haldimand County before the by-law is passed, the person or public body 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.

- d) Any party who has filed a notice of appeal with the Clerk will be notified of the date, time and place of the Ontario Land Tribunal Hearing.
- e) Parties and/or their agents who have submitted an appeal to the Ontario Land Tribunal attend and participate in the OLT hearing. The Ontario Land Tribunal normally makes a final decision along with other parties who have participated in the hearing.

13. Official Plan Amendment

- a) In the event that an official plan amendment is approved, a by-law to adopt the amendment is subsequently enacted by Council. The Clerk's Department will notify the following parties after the passage of the By-law:
 - i) the Ministry of Municipal Affairs and Housing, who is the approval authority
 - ii) any parties who have given the Clerk a written request for notice of the passage of the By-law.
- b) After the passage of this by-law, notice of adoption of the amendment is issued. Any person or public body will be entitled to receive notice of the adoption of the amendment, if a written request to be notified of the decision is made to:

Chad Curtis, Clerk
Haldimand County
53 Thorburn Street South
Cayuga, Ontario NOA 1E0

c) The Planning Act Section 22(7) and Section 17(24) provides for an appeal to the Ontario Land Tribunal of the decision of the County with respect to an official plan amendment.