



NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE:	Tuesday, October 28th 2025	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 **Tuesday, October 28, 2025** at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION:	PLZ-HA2025062 & PL28T-2025-051
APPLICANT:	Armstrong Planning c/o Katrina Munshaw
AGENT:	Armstrong Planning c/o Katrina Munshaw
AFFECTING:	SENECA PT JAMES DAVIS TRACT RP 18R6735 PT PART 1
ROLL NO.	152003045000000

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 Neil Stoop, Supervisor for Haldimand County at **(905) 318-5932, Extension 6208**, who is familiar with the application. An **Information Report** is being presented to Council to provide background information and provide an opportunity for public input, prior to the final recommendation report. A recommendation report will be presented at a future meeting of Council in Committee, and an additional public meeting will also be held.

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-noted 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.

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: October 08, 2025

A handwritten signature in blue ink that reads "Vanshika". The signature is written in a cursive style with a long, sweeping underline.

for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA2025062

Applicant: Armstrong Planning c/o Katrina Munshaw
Affecting: SENECA PT JAMES DAVIS TRACT RP 18R6735 PT PART 1
Roll Number: 152003045000000

The applicant has submitted a Zoning By-law Amendment application. The related Draft Plan of Subdivision application has also been submitted and being reviewed concurrently under file PL28T-2025-051.

The subject lands are located in the Hamlet of York (no municipal address) and front on the south side of Nelles Street East (Haldimand Road 9) and on the north side of Gowland Road. A small watercourse traverses the subject lands along the western edge and is Regulated by the Grand River Conservation Authority. The subject lands have approximately 235 metres (771 feet) of frontage on Nelles Street East and are approximately 8.67 hectares (21.4 acres) in size. The subject lands are currently vacant.

The subject lands are designated "Hamlet" on Schedule "C.25" (Hamlet of York) in the Haldimand County Official Plan and zoned 'Agriculture "(A)"' Zone, in accordance with Haldimand County Zoning By-law HC 1-2020, as amended.

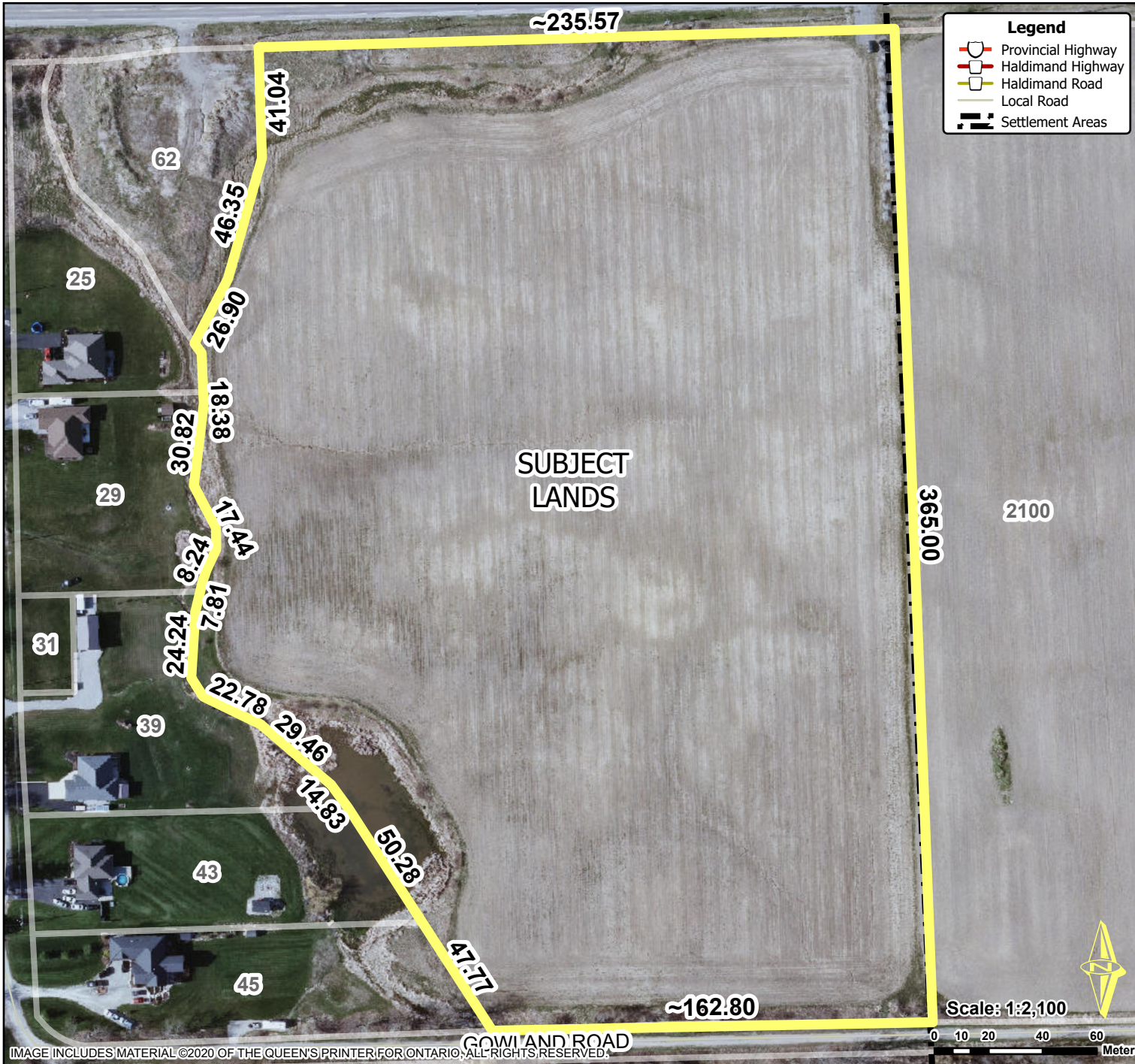
The applicant has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to rezone the lands from the 'Agriculture "(A)"' Zone to the 'Hamlet Residential "(RH.X)"' Zone with site-specific provisions to permit a residential subdivision containing 30 lots intended for single detached dwellings, 2 roads, a stormwater management (SWM) block and an open space block on the western edge of the subject lands. The site is accessed from Nelles Street East. The proposed Draft Plan of Subdivision contains 2 new roads; Street 'A' which culminates in a cul-de-sac and Street 'B' which loops around Street 'A'.

The proposed site-specific provisions will address the following:

- Minimum Lot Area.
- Minimum Lot Frontage.
- Minimum Front Yard.
- Minimum Exterior Side Yard.
- Minimum Interior Side Yard (with attached private garage).
- Minimum Interior Side Yard (with detached garage or parking spaced accessed via rear lane).
- Minimum Rear Yard.
- Maximum Building Height.

A future Open House/Public Information meeting will be hosted by the proponent at a later date. Notice of that meeting will be provided in accordance with the Planning Act under separate cover.

Location Map FILE #PLZ-HA-2025-062 & PL28T-2025-051 APPLICANT: 1000946882 Ontario Inc



Location:
HALDIMAND ROAD 9
GEOGRAPHIC TOWNSHIP OF SENECA
WARD 4

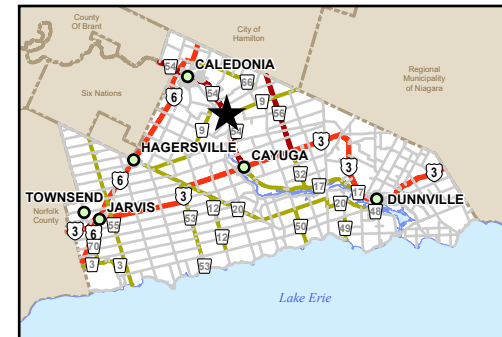
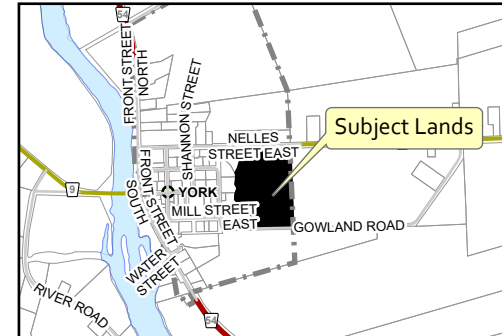
Legal Description:
SENECA PT JAMES DAVIS TRACT RP
18R6735 PT PART 1

Property Assessment Number:
2810 152 003 04500 0000

Size:
8.67 Hectares (21.43 Acres)

Zoning:
A (Agricultural), GRCA (Regulated Lands)
& HCOP (Riverine Hazard Lands)

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.



Owner's Sketch FILE #PLZ-HA-2025-062 & PL28T-2025-051 APPLICANT: 1000946882 Ontario Inc

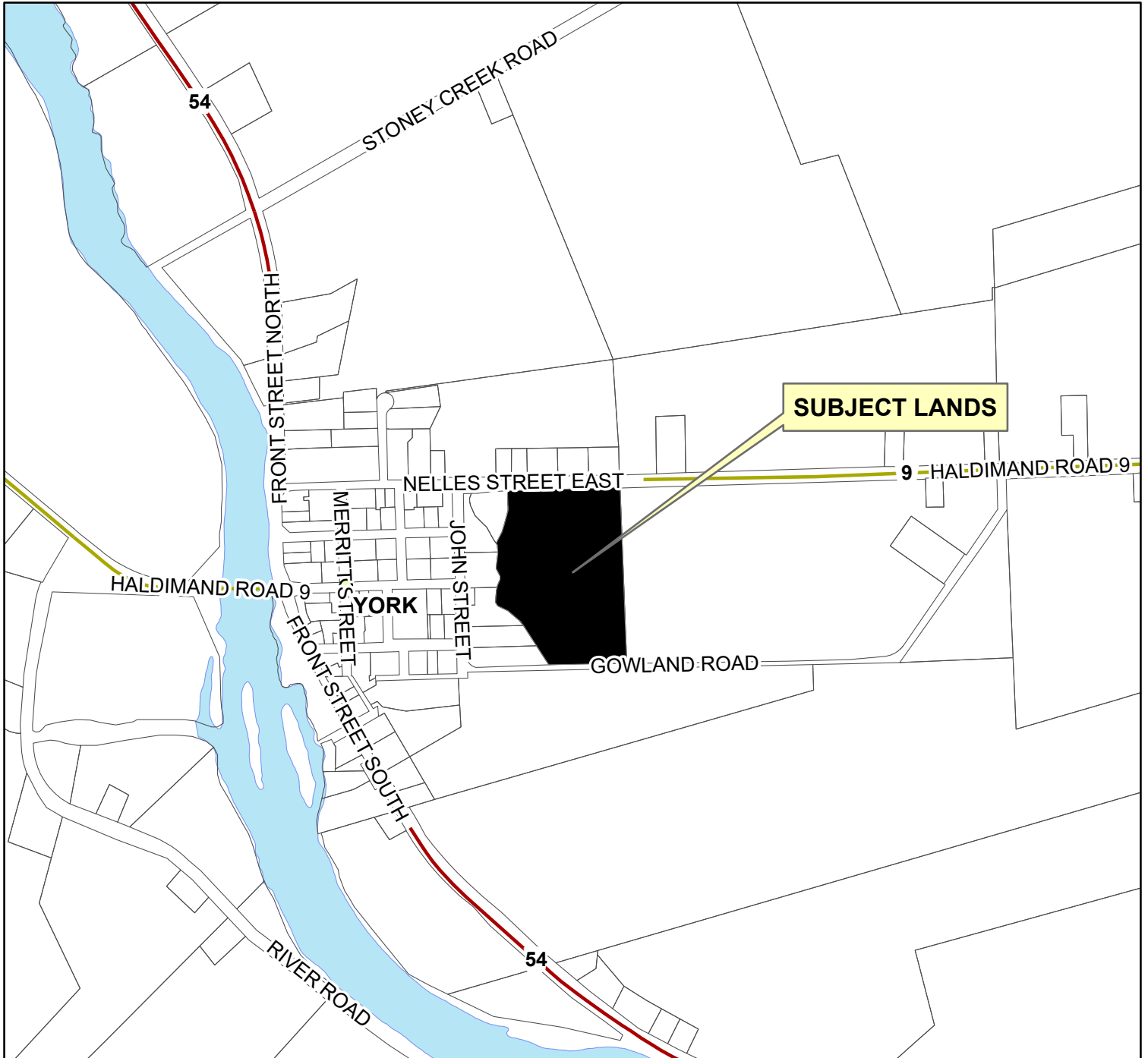


MAP A - Key Map

Haldimand County
Geographic Township of Seneca
Ward 4



0 200 400 600 800 Metres



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

MAYOR

CLERK

MAP B - Detail Map

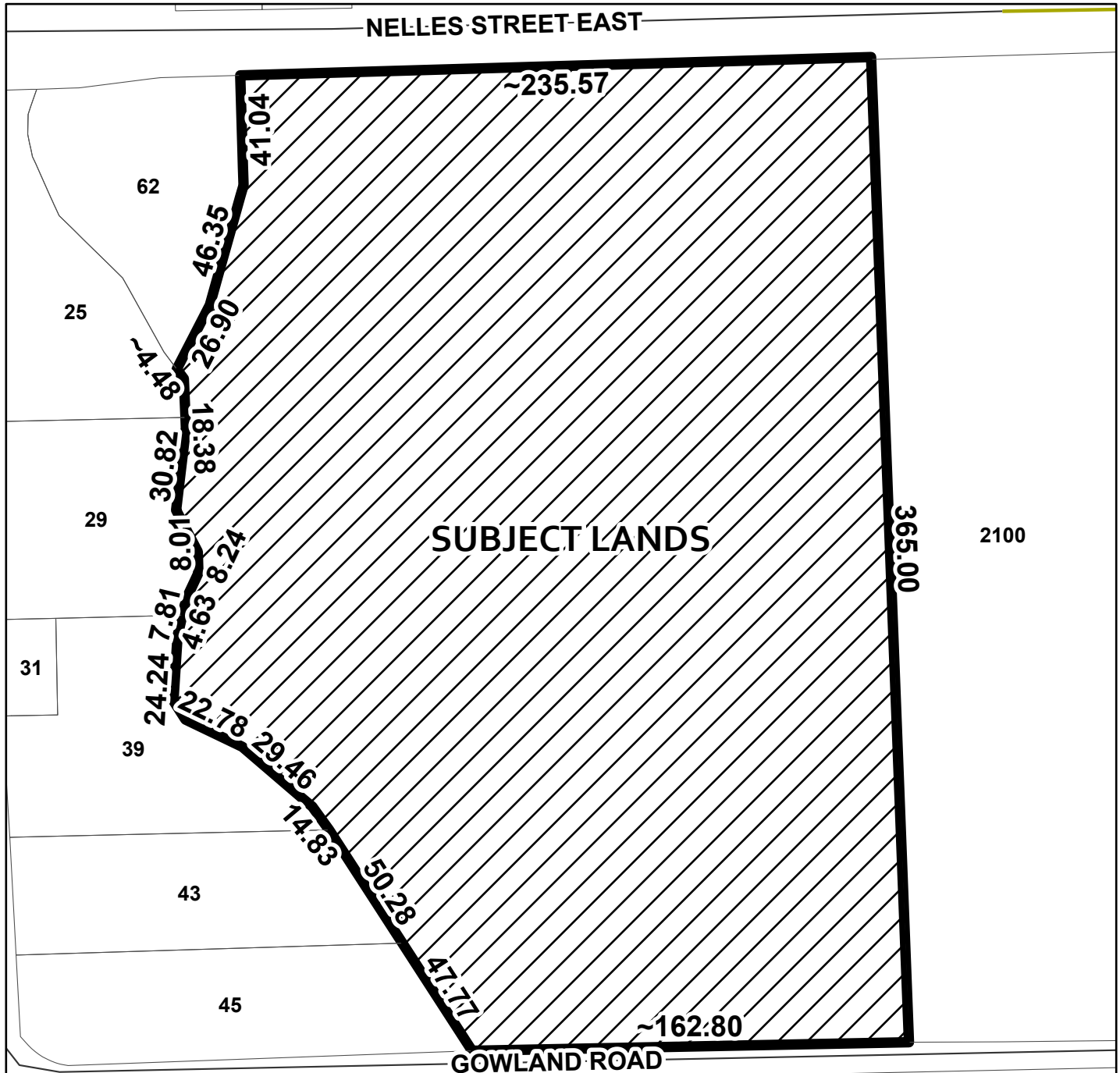
Haldimand County

Geographic Township of Seneca, Ward 4



SCALE - 1:2,200

0 25 50 75 100 Metres



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.

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

MAYOR

CLERK



PUBLIC INPUT GUIDE

SUBDIVISION/ZONING/OFFICIAL PLAN AMENDMENT

This guide contains important information for interested parties regarding the notification and public input process for subdivision applications. Certain sections of the guide are underlined. 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 Department of Planning and Development 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,
 - iv) 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 notify the County Clerk's office by the day specified in the notice, 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

5. A copy of the Planner's staff report 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. Interested parties may participate in the public meeting 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 a Council Meeting immediately following the fourteen day requirement.**
9. Subsequent to the public meeting, interested parties may make a written request to the Clerk's office to appear in deputation before Council.

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.

This guide contains important information for interested parties regarding the notification and public input process for Zoning and Official Plan applications. Certain sections of the guide are underlined. Particular note of these sections should be made since action may be required by an interested party.

12. Zoning Applications

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 Ontario Land Tribunal (OLT) 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:

Evelyn Eichenbaum, Clerk
Haldimand County
53 Thorburn Street South
Cayuga, Ontario N0A 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.