



NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: Tuesday June 16, 2026
TIME: 9:30 a.m.
PLACE: Haldimand County Administration Building
(COUNCIL CHAMBERS)
53 Thorburn Street South
Cayuga, Ontario N0A 1E0

The Council-in-Committee Public Meeting will be held on **Tuesday June 16, 2026, at 9:30 a.m.** This meeting serves as a formal forum for the application to be heard by the Committee and the public. It is intended to provide the community with a meaningful opportunity to participate in the planning process. All interested parties are invited to attend and present public input regarding:

PLANNING APPLICATION: PLZ-HA-2025-249
APPLICANT: Stubbe's Property Development
AGENT: GSP Group Inc. c/o Brandon Flewwelling
SUBJECT PROPERTY: Lands located along Main Street North, Hagersville; legally described as Plan 905, Block 42, Part Lot 2, RP 18R6757, Parts 17, 18, 19, 22
ROLL NUMBER: 2810-15400-310-550-0000

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, **Noor Hermiz, Senior Planner for Haldimand County at (905) 318-5932, Ext. 6202, or via email at nhermiz@haldimandcounty.ca.**

Formal public notices have been circulated to all abutting properties within a 240 metre (787 ft.) radius of the subject lands to ensure neighbouring residents 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. at 905-318-5932, Ext. 6202. 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: April 17, 2026

A handwritten signature in blue ink, appearing to read 'V.N.' with a vertical line extending upwards from the 'N'.

for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA-2025-249

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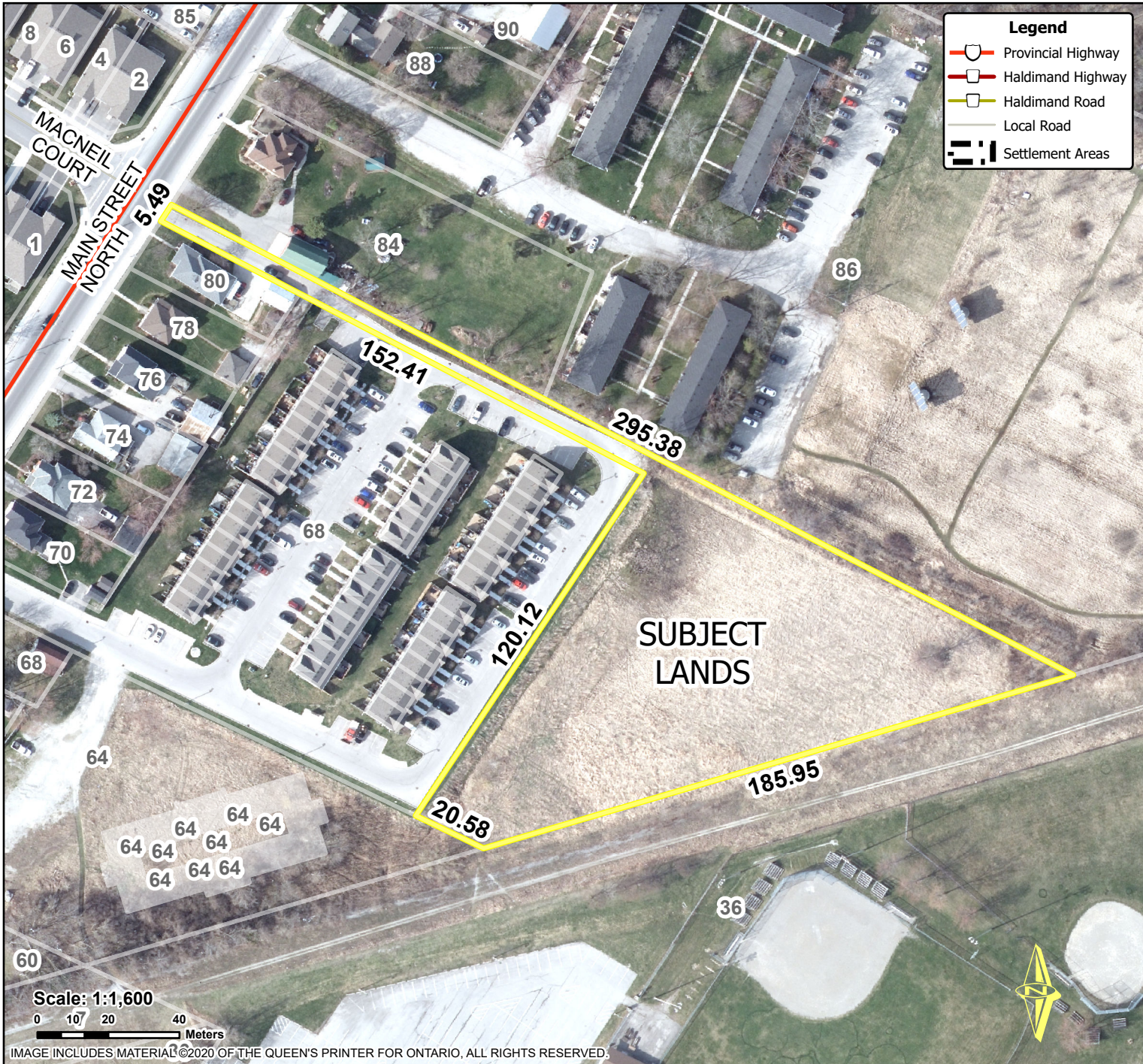
In accordance with Section 34 (10.7) of the Planning Act, please be advised that Haldimand County is in receipt of a complete application to amend Haldimand County Zoning By-law HC 1-2020. Details of the proposed zoning amendment are attached hereto along with maps showing the location of the lands affected by the application.

The subject lands are legally described as Plan 905, Block 42, Part Lot 2, RP 18R6757, Parts 17, 18, 19, 22 in the Geographic Township of Oneida, known as the Hagersville Urban Area. The lands do not have a municipal address but have frontage along the east side of Main Street North (Highway 6). The subject lands are designated 'Residential' in the Haldimand County Official Plan and are currently zoned 'Urban Residential Type 4-Holding (R4-H)' in the Haldimand County Zoning By-law HC 1-2020.

The purpose of the Zoning By-law Amendment is to rezone the subject lands from 'Urban Residential Type 4-Holding (R4-H)' to 'Urban Residential Type 6 (R6)'. This amendment is necessary to facilitate the development of an 8-storey, 26.96-metre (88.45-foot) apartment building. The proposal consists of 94 residential dwelling units, including 30 one-bedroom units, 21 one-bedroom plus units, 7 studio units, 29 two-bedroom units, and 7 two-bedroom plus units. The proposed development includes a total of 129 parking spaces, consisting of 119 residential spaces and 10 visitor spaces. Additionally, the proposal provides 2,876.74 square metres (30,964.86 sq. ft.) of total amenity area, which includes both indoor facilities (gym, lounge, coworking space) and outdoor features (pickleball courts, fire pit, and community gardens).

No site-specific provisions are contemplated as part of this Zoning By-law Amendment application. The application also requests a Class 4 Area noise designation to ensure compatibility with surrounding land uses. The intent of the Zoning By-law Amendment is to ensure the development remains consistent with the Provincial Planning Statement and the Haldimand County Official Plan by supporting residential intensification within the built-up urban area.

Location Map FILE #PLZ-HA-2025-249 APPLICANT: Stubbe's Property Development



Location:
MAIN STREET NORTH
URBAN AREA OF HAGERSVILLE
WARD 4

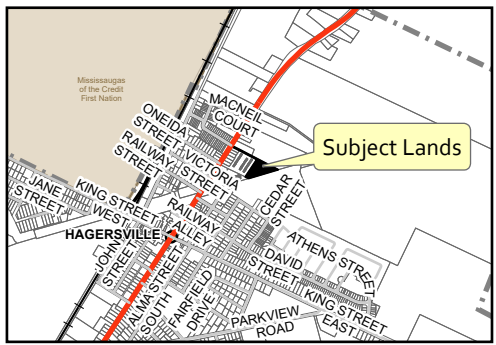
Legal Description:
PLAN 905 BLK 42 PT LOT 2 RP 18R6757
PARTS 17 18 19 22

Property Assessment Number:
2810 154 003 10550 0000

Size:
1.10 Hectares (2.72 Acres)

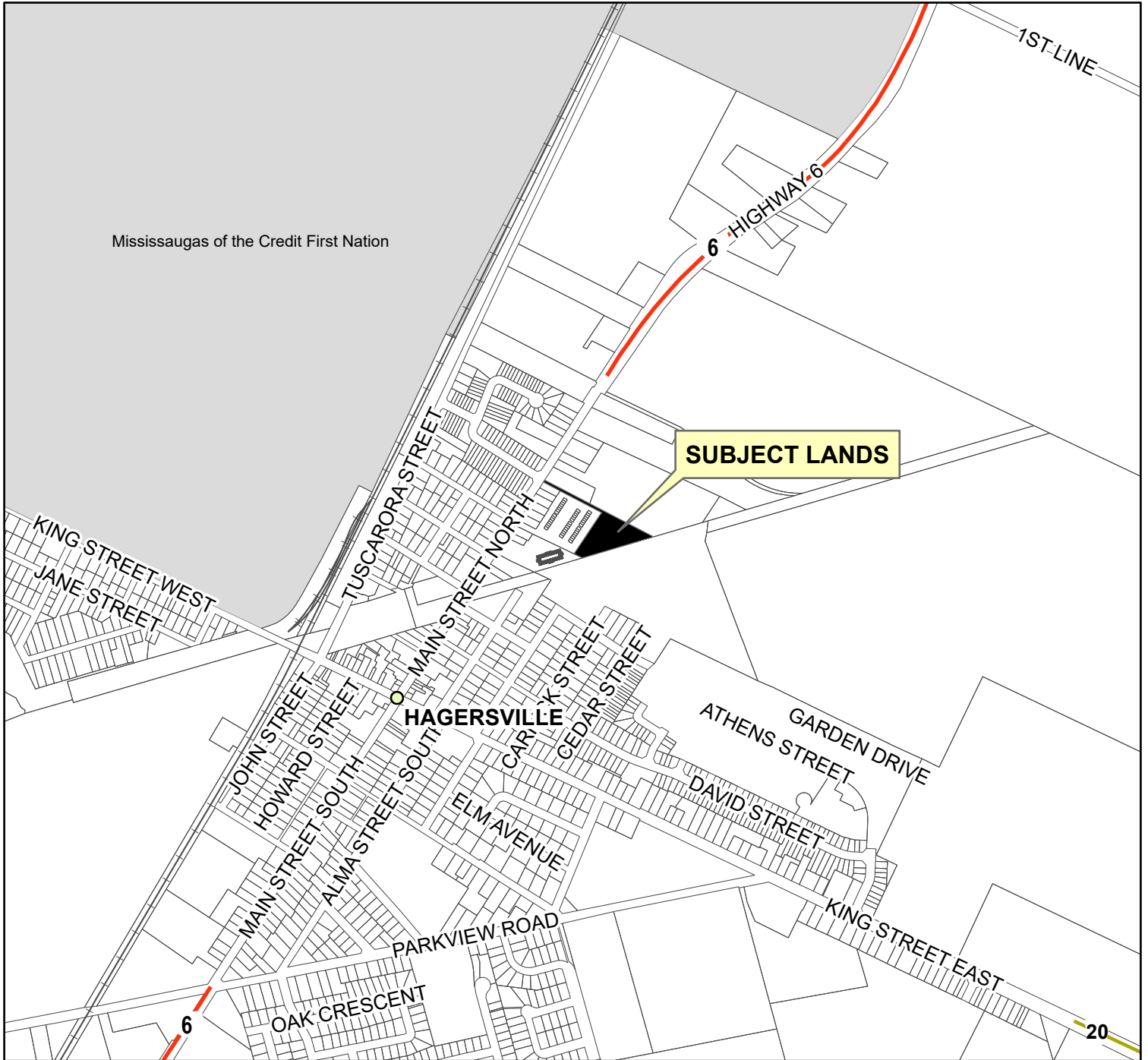
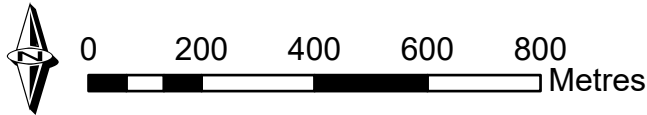
Zoning:
R4(H) (Urban Residential Type 4 - Holding)

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MAP A - Key Map

Haldimand County
 Urban Area of Hagersville
 Ward 4



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

 MAYOR

 CLERK

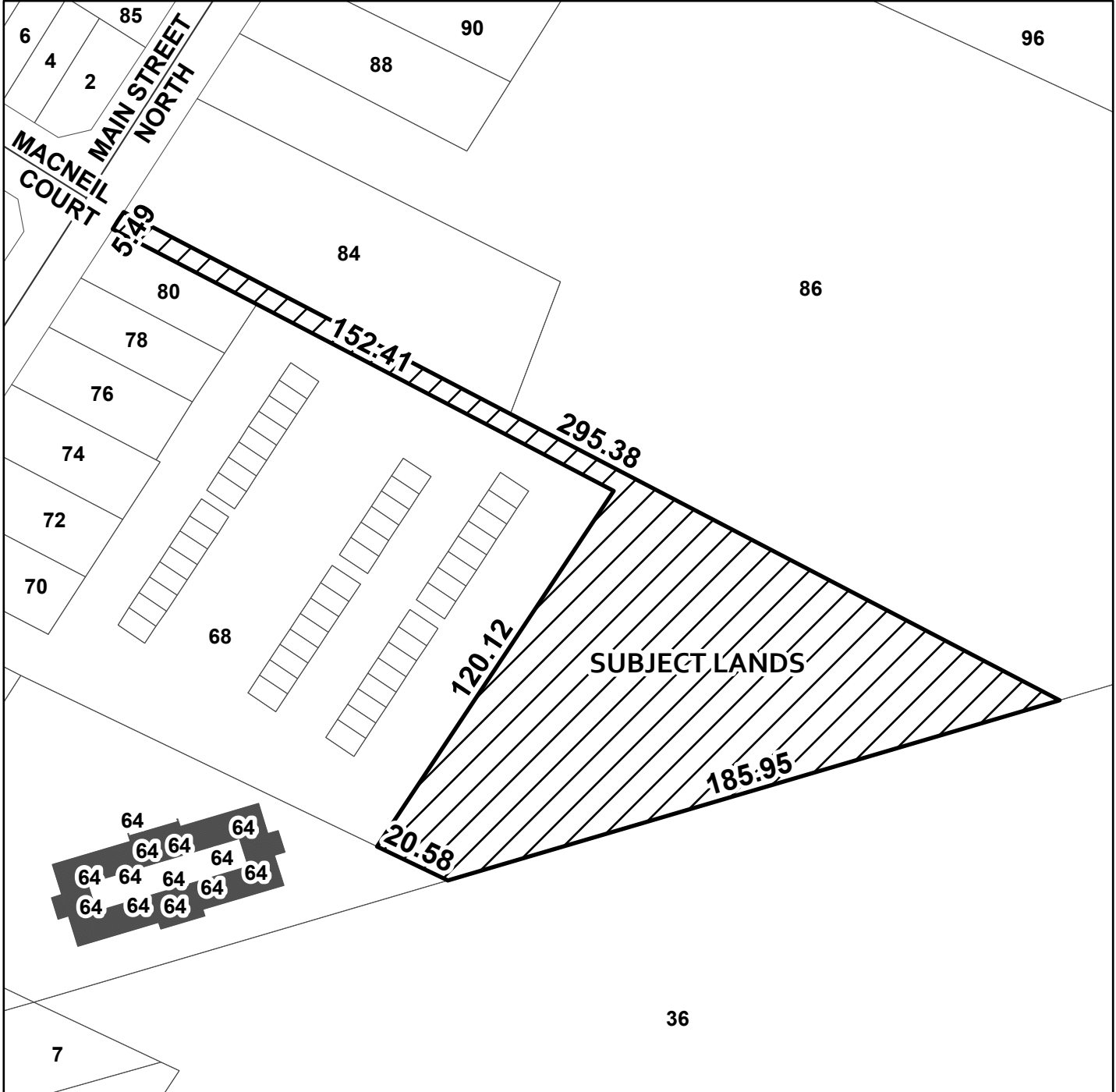
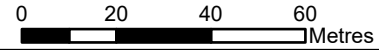
MAP B - Detail Map

Haldimand County

Urban Area of Hagersville, Ward 4



SCALE - 1:1,600



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 _____ 2026.

_____ MAYOR _____ CLERK



FastTrack Proposal for: MAIN STREET NORTH, HAGERSVILLE

CONTENT

- 01. PROPOSAL METRICS
- 02. SITE PLAN
- 03. ENLARGE FLOOR PLANS
- 04. ELEVATIONS
- 05. 3D VIEWS
- 06. OPENING TAKE - OFF
- 07. PRECAST MATERIAL TAKE - OFF
- 08. FAST TRACK CATALOGUE
- 09. FEATURED PROJECTS
- 10. WHY BUILD TOTAL PRECAST ?
- 11. PRECAST INSTALLTIONS



MAIN STREET
NORTH,
HAGERSVILLE, ON
PROJECT CODE
0081

COVER PAGE
MAIN STREET NORTH, HAGERSVILLE



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ADDRESS
MAIN STREET NORTH, HAGERSVILLE, ON
 PROJECT CODE
0081

3D VIEWS MAIN STREET NORTH, HAGERSVILLE



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 The liability for the information contained herein shall be limited to the information provided by the applicant and the maker of the site plan drawings.





PUBLIC INPUT GUIDE

ZONING AMENDMENT APPLICATION

This guide contains important information for interested parties regarding the notification and public input process for zoning Amendment 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 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 240 metre (787 ft.),
 - 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 submit written information however, should notify the County Clerk's office by the day specified in the notice. 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.

Chad Curtis, Municipal Clerk
Haldimand County
53 Thorburn Street South
Cayuga, Ontario N0A 1E0

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 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 the next Council Meeting.
 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 amendment application is sent to the applicant and their agent and is available to interested parties through written request to the Clerk.
 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 specified persons and public bodies who received notice of the public meeting (including assessed persons within the site and within 240 metres (787 ft.) 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 specified person(s) or public bodies 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 <https://olt.gov.on.ca/appeals-process/forms/>.



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 the applicant, specified person(s), public bodies or the registered owner of any land to which the by-law would apply 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 the applicant, specified person(s), public bodies or the registered owner of any land to which the by-law would apply 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.

The Planning Act Section 34(11) and Section 34(19) provides for an appeal to the Ontario Land Tribunal of the decision of the County with respect to a Zoning By-law Amendment

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.