



NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: Tuesday, April 07, 2026
TIME: 9:30 a.m.
PLACE: Haldimand County Administration Building
(COUNCIL CHAMBERS)
53 Thorburn Street South
Cayuga, Ontario N0A 1E0

The Public Meeting will be held on **Tuesday, April 07, 2026** at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION: PLZ-HA-2025-225
APPLICANT: Maxima Holdings Corp.
AGENT: Upper Canada Consultants c/o Ethan Laman
AFFECTING: 2595 LAKESHORE RD legally known as SCAY CON 7 PT LOTS 16 AND 17 RP 18R2152
PART 1
ROLL NO. 2810157002159100000

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 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. 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: February 25, 2026

A handwritten signature in black ink, appearing to read "C. Curtis".

for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA-2025-225

PLANNING APPLICATION: PLZ-HA-2025-225
APPLICANT: Maxima Holdings Corp.
AGENT: Upper Canada Consultants c/o Ethan Laman

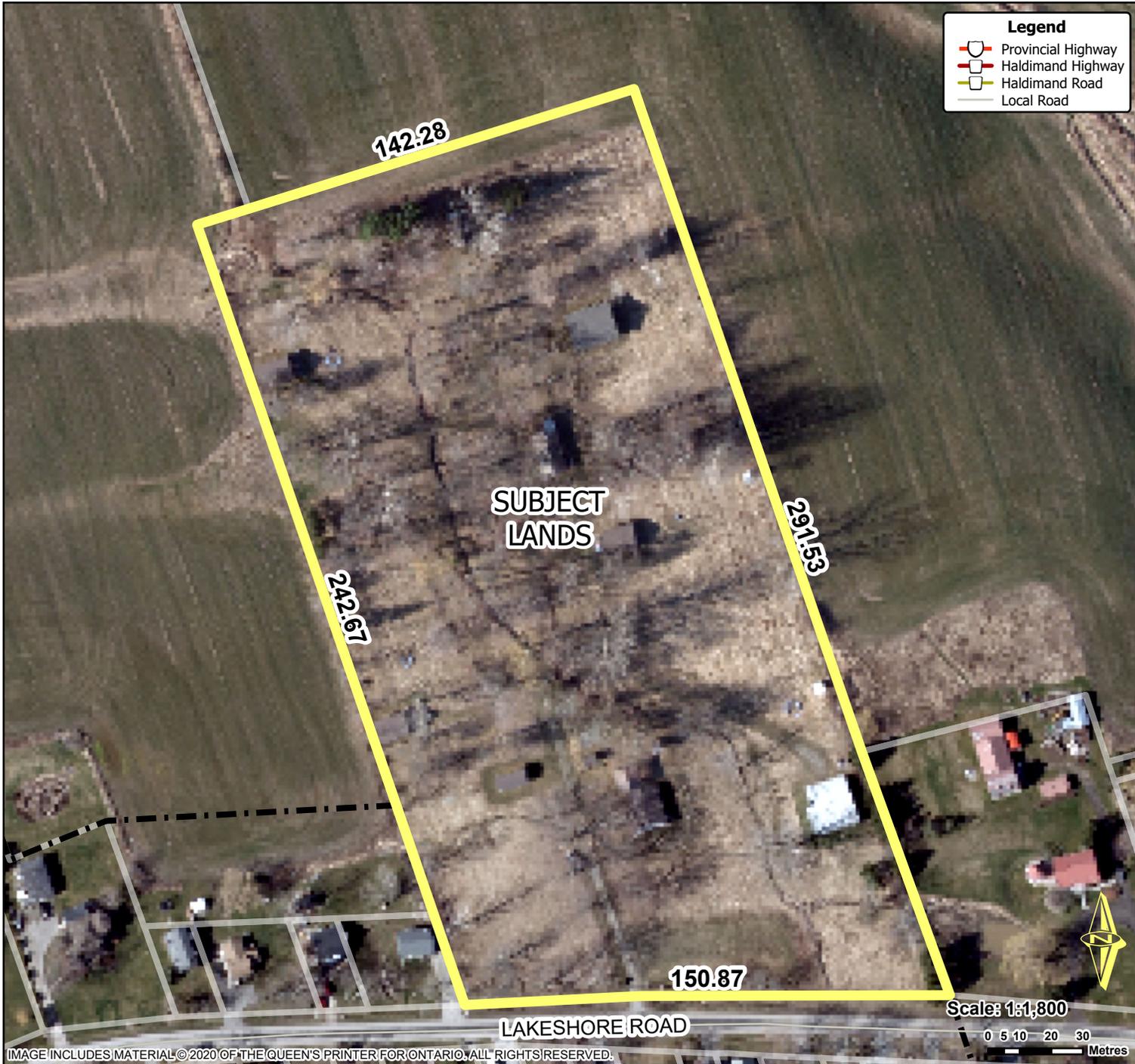
Details of the proposed Zoning By-law Amendment are provided below along with maps showing the location of the lands affected by the application.

The subject lands are legally described as Part of Lots 16 and 17, Concession 7, Geographic Township of Seneca, designated as Part 1 on Reference Plan 18R2152, known municipally as 2595 Lakeshore Road. The subject lands are designated 'Lakeshore Residential' in the Haldimand County Official Plan and are currently zoned 'Open Space (OS)' in the Haldimand County Zoning By-law HC 1-2020.

The proposed development consists of the creation of 18 single-detached dwellings designed for year-round occupancy, situated on a new municipal cul-de-sac. To facilitate this project, a Zoning By-law Amendment is required to transition the subject lands from their current Open Space (OS) designation to a Lakeshore Residential (RL) Zone. This new zoning will include site-specific provisions to formally allow for permanent, year-round use of the residences. While the residential lots will undergo this change, the emergency access and watercourse blocks are intended to retain their existing Open Space zoning to ensure continued protection and function.

The purpose of the Zoning By-law Amendment is to facilitate this residential development and ensure the proposal remains consistent with the Provincial Planning Statement and the Haldimand County Official Plan.

Location Map FILE #PLZ-HA-2025-225 APPLICANT: MAXIMA HOLDINGS CORP



Location:
945 CONCESSION 2 WALPOLE
GEOGRAPHIC TOWNSHIP OF WALPOLE
WARD 1

Legal Description:
PLAN 332 PT LOT C N QUEEN ST

Property Assessment Number:
2810 332 002 77900 0000

Size:
1.00 Acres

Zoning:
RH (Hamlet Residential)

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.

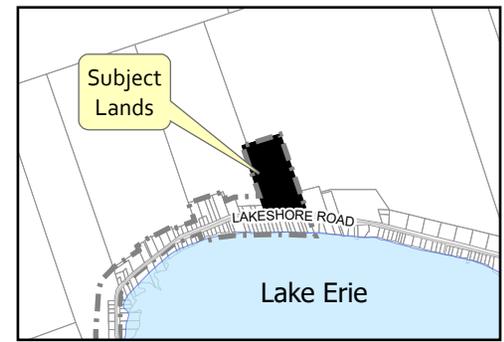
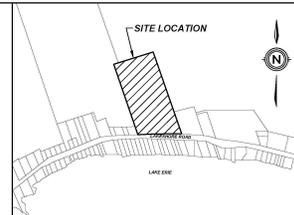
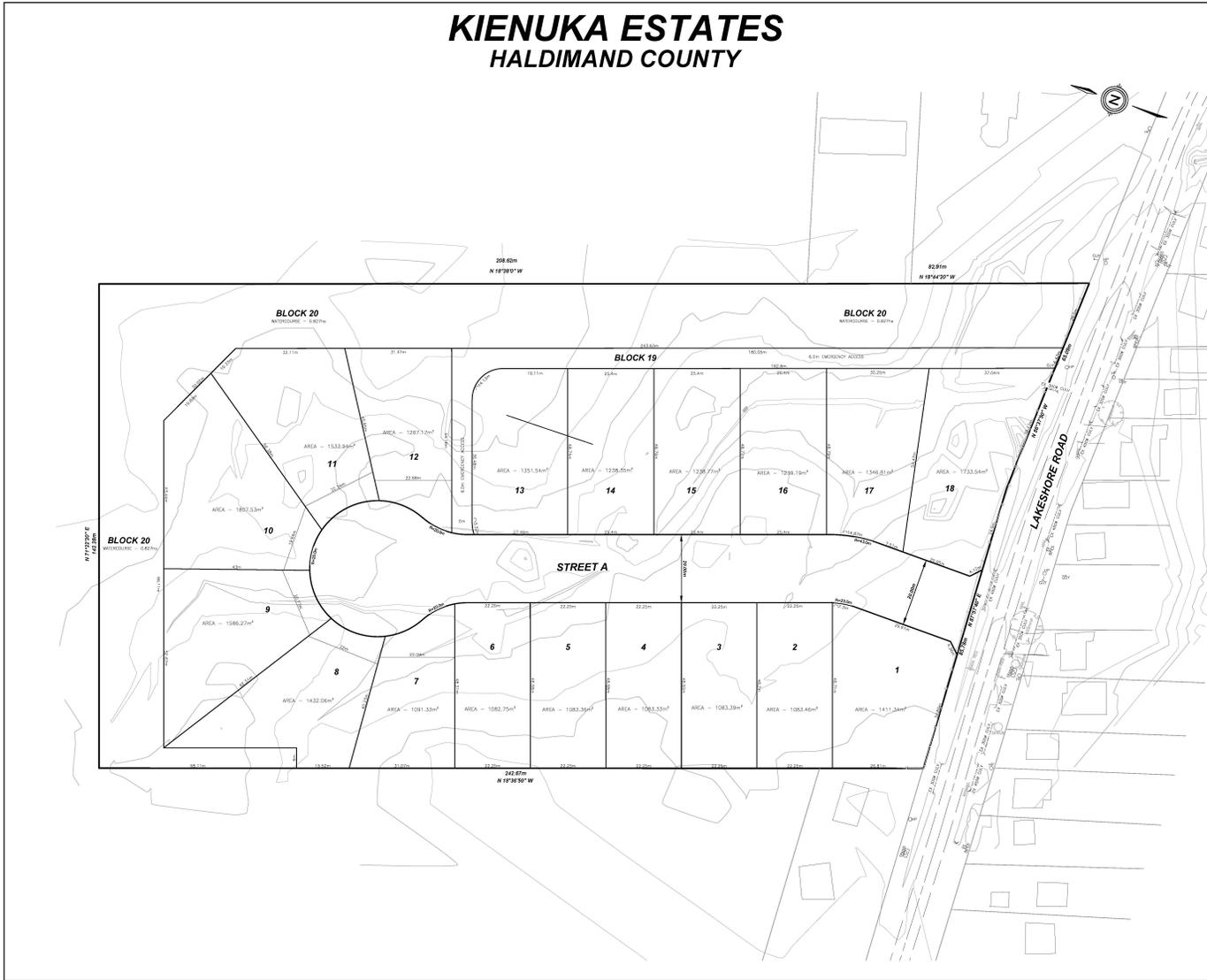


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KIENUKA ESTATES HALDIMAND COUNTY



DRAFT PLAN OF SUBDIVISION

LEGAL DESCRIPTION
PARTS OF LOTS 16 AND 17
CONCESSION 7
GEOGRAPHIC TOWNSHIP OF SOUTH CAYUGA
HALDIMAND COUNTY

OWNER'S CERTIFICATE
BEING THE REGISTERED OWNER, I HEREBY
AUTHORIZE UPPER CANADA CONSULTANTS TO
PREPARE AND SUBMIT THIS DRAFT PLAN OF
SUBDIVISION TO HALDIMAND COUNTY
FOR APPROVAL.

MAXIMA HOLDINGS MARCH 19, 2025
DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF
THE LANDS TO BE SUBDIVIDED ARE
CORRECTLY SHOWN.

RASCH & HYDE LTD. - HAROLD HYDE O.L.S. OCTOBER 20, 2023
DATE

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

- a) SEE PLAN
- b) SEE PLAN
- c) SEE PLAN
- d) SEE PLAN
- e) SEE PLAN
- f) SEE PLAN
- g) SEE PLAN
- h) SEE PLAN
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- w) SEE PLAN
- x) SEE PLAN
- y) SEE PLAN
- z) SEE PLAN

LAND USE SCHEDULE

LAND USE	LOT/BLOCK	# OF UNITS	AREA(m ²)	AREA(AC)
SINGLE FAMILY RESIDENTIAL	LOT 18	18	2,370	62.76
6.0m EMERGENCY ACCESS	BLOCK 19		0.108	3.65
WATERCOURSE	BLOCK 20		0.825	21.86
ROADWAY			0.443	11.33
TOTAL		18	3,776	100.00
DEVELOPABLE AREA = 2,951ha (EXCLUDES BLOCK 20)				
DEVELOPABLE DENSITY = 6.10 units/ha				

ISSUED FOR APPROVAL	2025-03-19	TA
#	REVISION	DATE

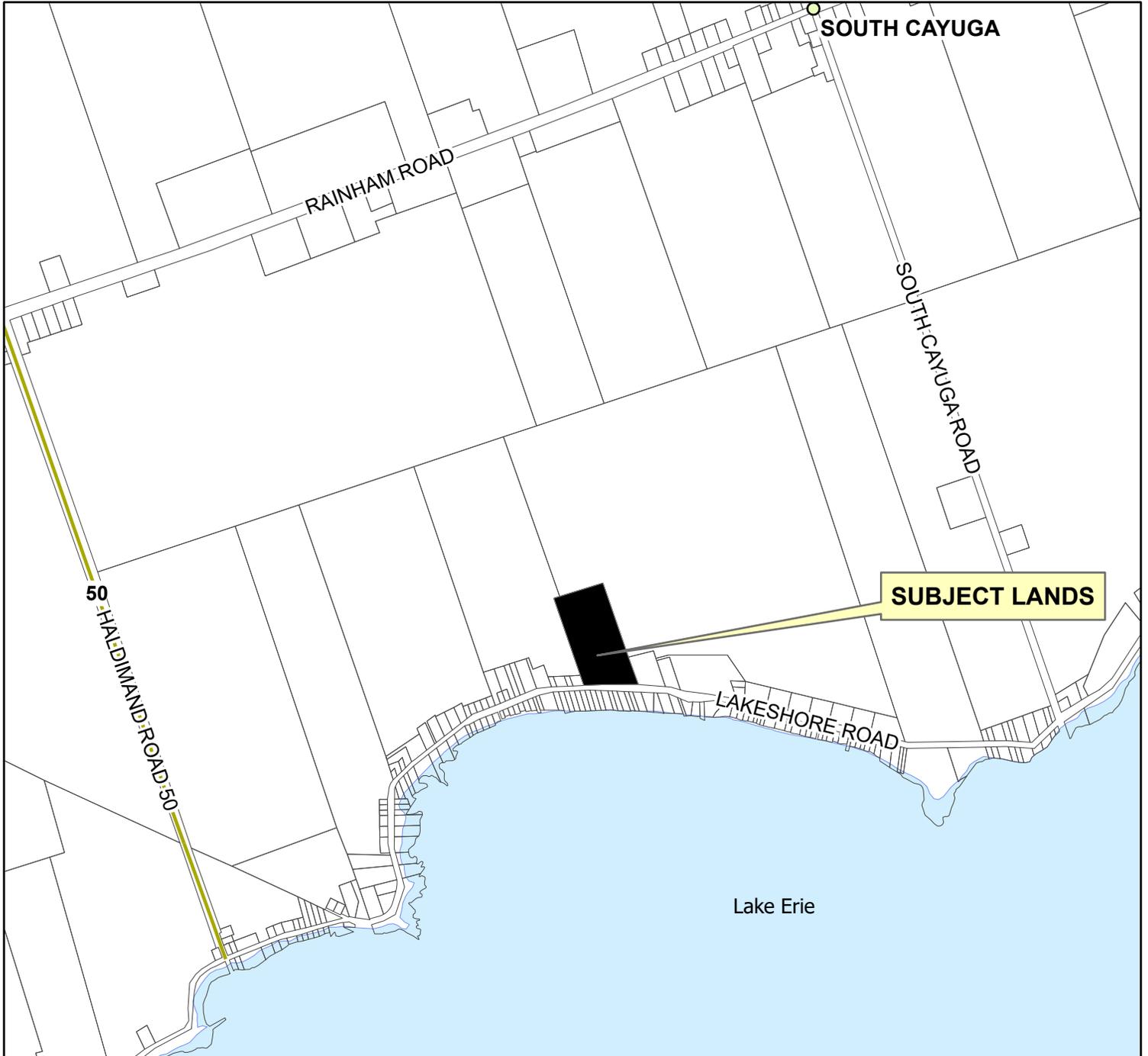
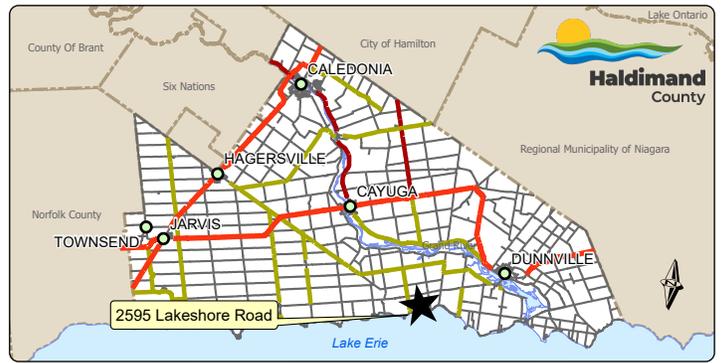
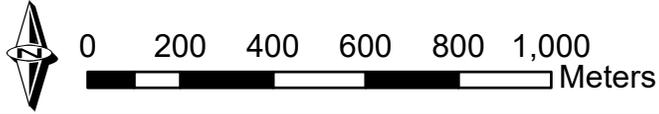
UPPER CANADA CONSULTANTS
ENGINEERS / PLANNERS

DRAWING TITLE	DRAWING	TA
DRAFT PLAN OF SUBDIVISION	DATE	MARCH 19, 2025
	PRINTED	MARCH 19, 2025
	SCALE	1:500
	DWG No.	2003-DP
	REV	0

DWG No. PLZ-2025-225-DRAFT PLAN OF SUBDIVISION

MAP A - Key Map

Haldimand County
Geographic Township of South Cayuga
Ward 2



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

MAYOR

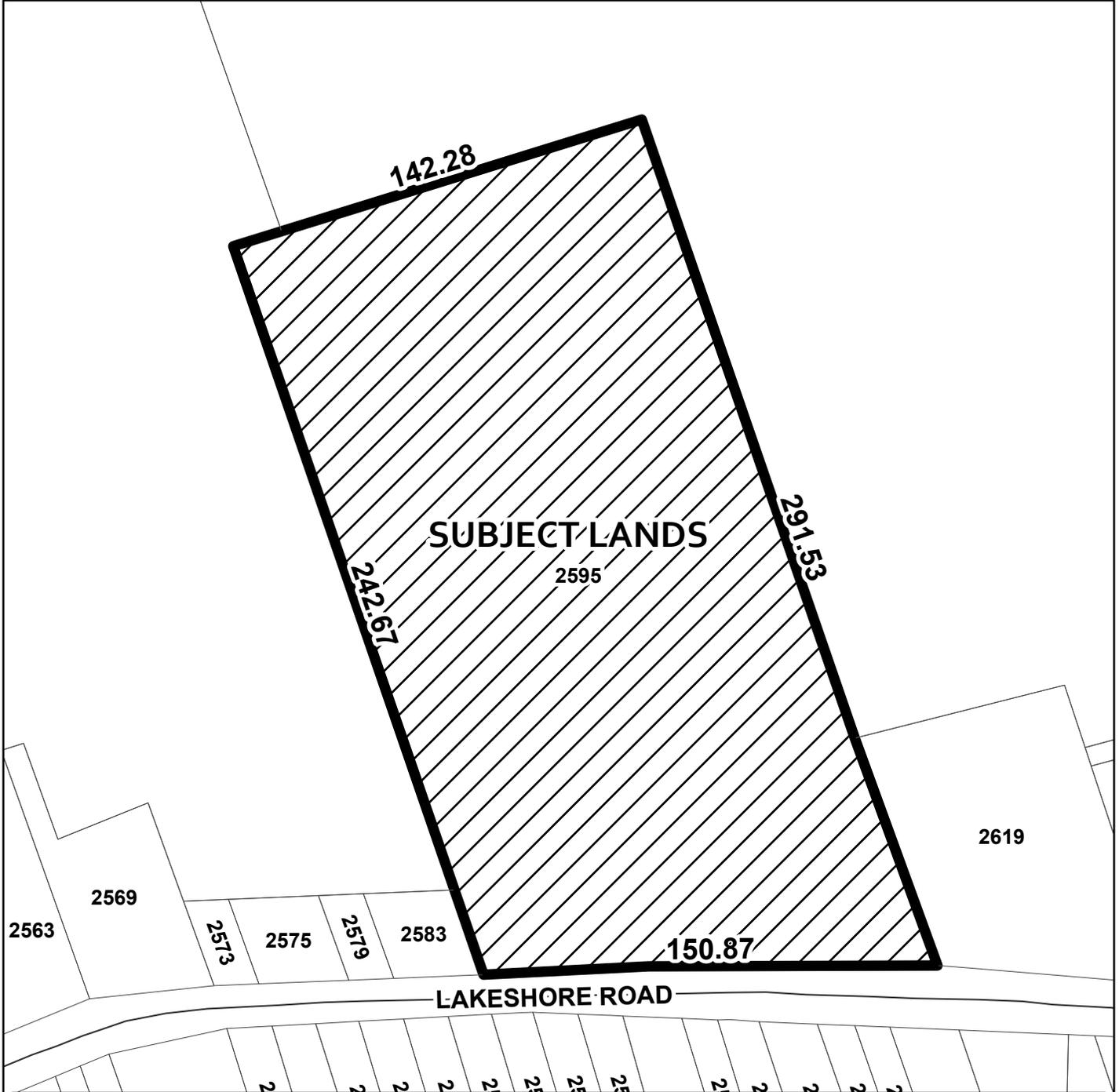
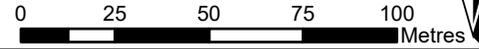
CLERK

MAP B - Detail Map

Haldimand County
Geographic Township of South Cayuga, Ward 2



SCALE - 1:2,000



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



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 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 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, 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 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 <https://olt.gov.on.ca/appeals-process/forms/>. These appeal forms are also available at the Cayuga



Haldimand County

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.