NOTICE OF PUBLIC MEETING FOR A PLANNING APPLICATION

DATE: **December 8, 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 at 9:30 a.m. to hear public input, objections or supporting information from interested parties regarding:

PLANNING APPLICATION:	**PLZ-HA-2026-152**
APPLICANT:	**Calibrex Developments (15622001) c/o Ashley Sud**
AGENT:	**Dillon Consulting Limited c.o Connor Wilks**
AFFECTING:	**1846 Townsend Concession Road East**
ROLL NO.	**2810.339.080.3162.00000**

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. If you wish further information in advance of the public meeting, you may contact **John Douglas**, Senior Planner for Haldimand County at **(905) 318-5932,** Extension **6252**, who is familiar with the application.

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
www.HaldimandCounty.ca

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: November 05, 2026

_____
for Chad Curtis, Clerk

APPLICATION DETAILS

PLZ-HA-2026-152

Applicant: **Calibrex Developments (15622001) c/o Ashley Sud**
Affecting: **1846 Townsend Concession Road East**
Roll Number: **2810.339.080.3162.00000**

Haldimand County has received an application to amend the Zoning Bylaw for lands located at TWN CON 13 PT LOT 24 PCL, 2-29 SEC D-5 TWN PLAN D-, 37-5 PT UNIT 2 RP 37R7461, PART 1, TWN CON 13 PT LOT 24 PCL, 2-29 SEC D-5 TWN PLAN D-, 37-5 PT UNIT 2 RP 37R7461, PART 1, TWN CON 13 PT LOT 24 PCL, 2-29 SEC D-5 TWN PLAN D-, 37-5 PT UNIT 2 RP 37R7461, PART 1, and municipally known as 1846 Concession 13 Townsend Road.

The proposed Zoning Bylaw Amendment is required to permit a proposed residential development of the subject lands. The proposed development includes a total of one hundred and twenty four (124) residential dwelling units. One hundred and nineteen (119) dwelling units are proposed to be developed as condo estate lots, accessed through a 7.5 m wide private drive. The Private Drive has one access onto Concession 13 Townsend Road. The remaining 5 units are proposed as R1-C compliant single-detached dwellings, with individual access through Burnham Woods.

Two existing ponds occupy the site. The largest of the two is located to the south of the site, and may be partially filled to facilitate the development of some of the proposed condo estate lots and the Private Drive – reduced to approximately 2 hectares. The second Stormwater Management Pond is located to the north, that is proposed to remain unchanged. A sidewalk/trail network will circle both ponds which will connect to Concession 13 Townsend Road.

The subject lands are made up of two parcels. The west parcel of the subject lands is located within the Settlement Area Boundary of Townsend, and designated "Residential" with two overlays: "Significant Natural Environment Area Features" and "Riverine Hazard Lands".
The east parcel of the subject lands are also located within the Settlement Area Boundary, and designated "Residential" with two overlays: "Significant Natural Environment Area Features" and "Riverine Hazard Lands".

The west parcel of the subject lands is zoned "Agriculture (A)" and the east parcel is zoned "Development (D)". The application proposes to rezone the east parcel of the subject lands from the ‘Development (D) Zone to the ‘Urban Residential Type 1 (R1-C)’ Zone to permit the proposed five single-detached lots fronting on Burnham Woods.; and to rezone the west parcel of the subject lands from the ‘Agriculture (A)’ Zone to the ‘to a site-specific ‘Urban Residential Type 1 Exception XX (R1-C. XX)’ Zone, for the lands where the townhome condominium development is proposed.

Surrounding land uses include: Agricultural uses to the north, west and south of the subject lands; and residential uses to the east. It's worth noting that the Townsend sewage lagoons are located approximately 500 metres (1640 feet) to the south west of the nearest point of the subject lands.

Location Map FILE #PLZ-HA-2026-152 APPLICANT: Calibrex Developments



Haldimand County

Location:
1846 CONCESSION 13 TOWNSEND,
STONE QUARRY ROAD
URBAN AREA OF TOWNSEND
WARD 1

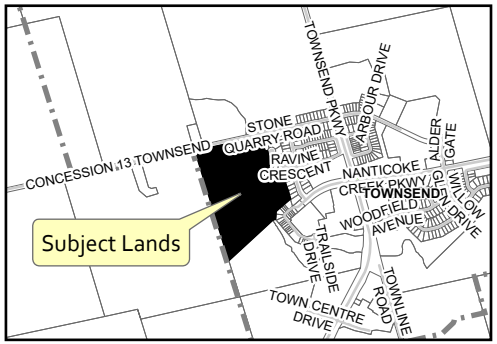
Legal Description:
TWN CON 13 PT LOT 24 PCL 2-29 SEC D-5
TWN PLAN D- 37-5 PT UNIT 2 RP 37R7461
PART 1, PLAN D37-5 PT UNIT 1 RP 37R7429
PT PART 3 RP 37R8922 PARTS 10 TO 12 PT PART 20

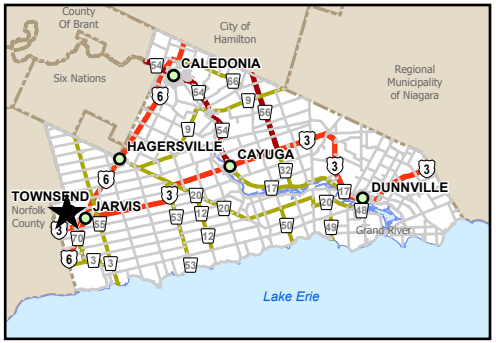
Property Assessment Number:
2810 339 080 31620 0000,
2810 339 080 31650 0000

Size:
9.70 Hectares, Approx. 2.94 Hectares

Zoning:
A (Agriculture), D (Development), LPRCA Regulated Lands, HCOP Riverine Hazard Lands

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.





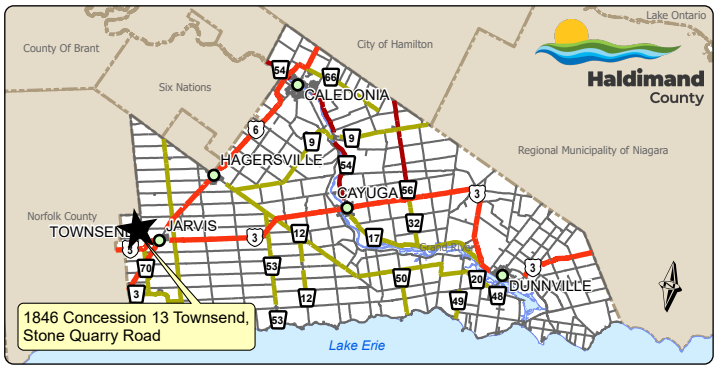
PREPARED BY HALDIMAND COUNTY PLANNING & DEVELOPMENT DIVISION, GIS SECTION. Aug 2026

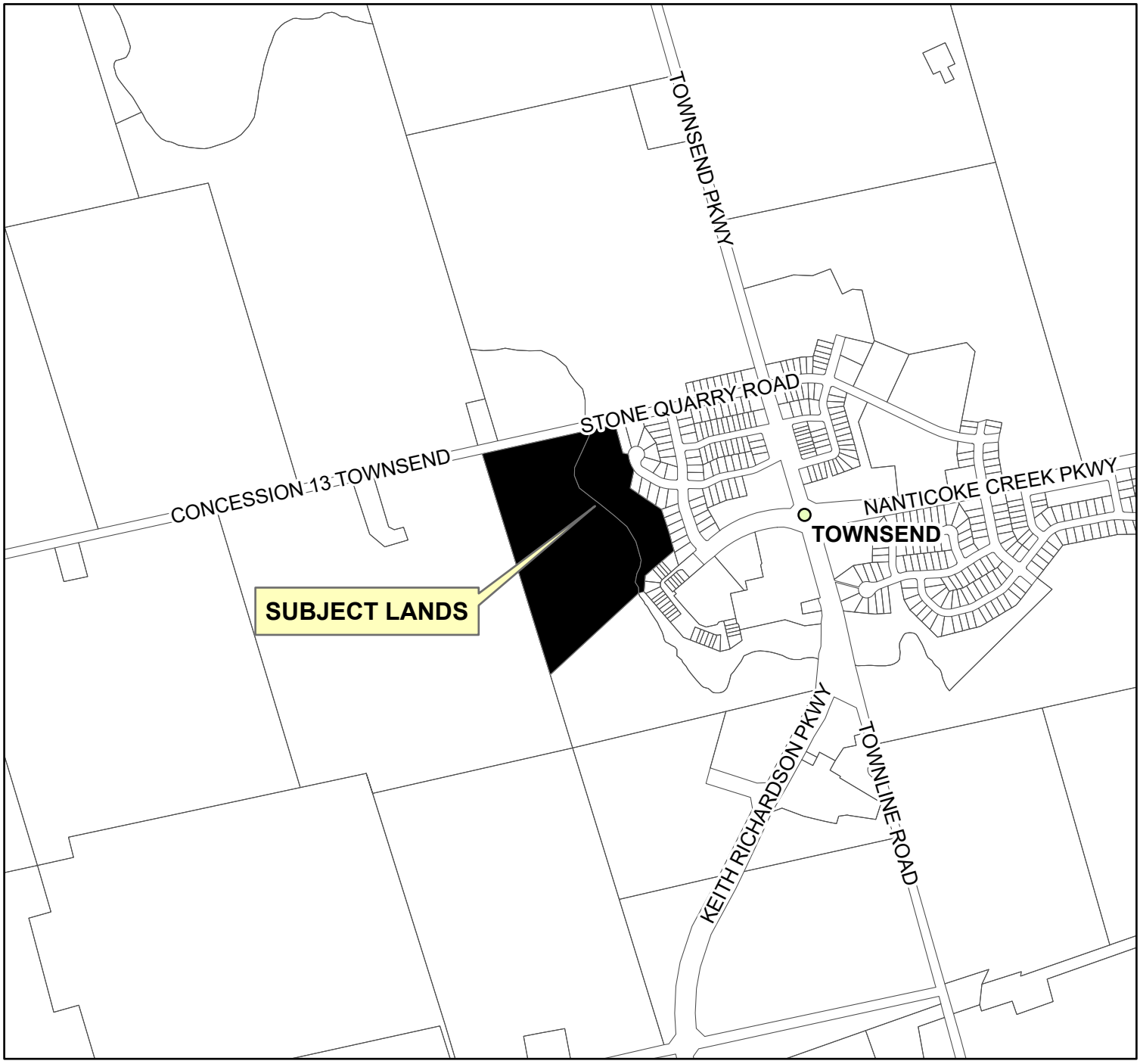
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MAP A - Key Map

Haldimand County
Urban Area of Townsend
Ward 1

0 200 400 600 800 Metres





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

_____ _____

MAYOR CLERK

Ref: PLZ-HA-2026-152

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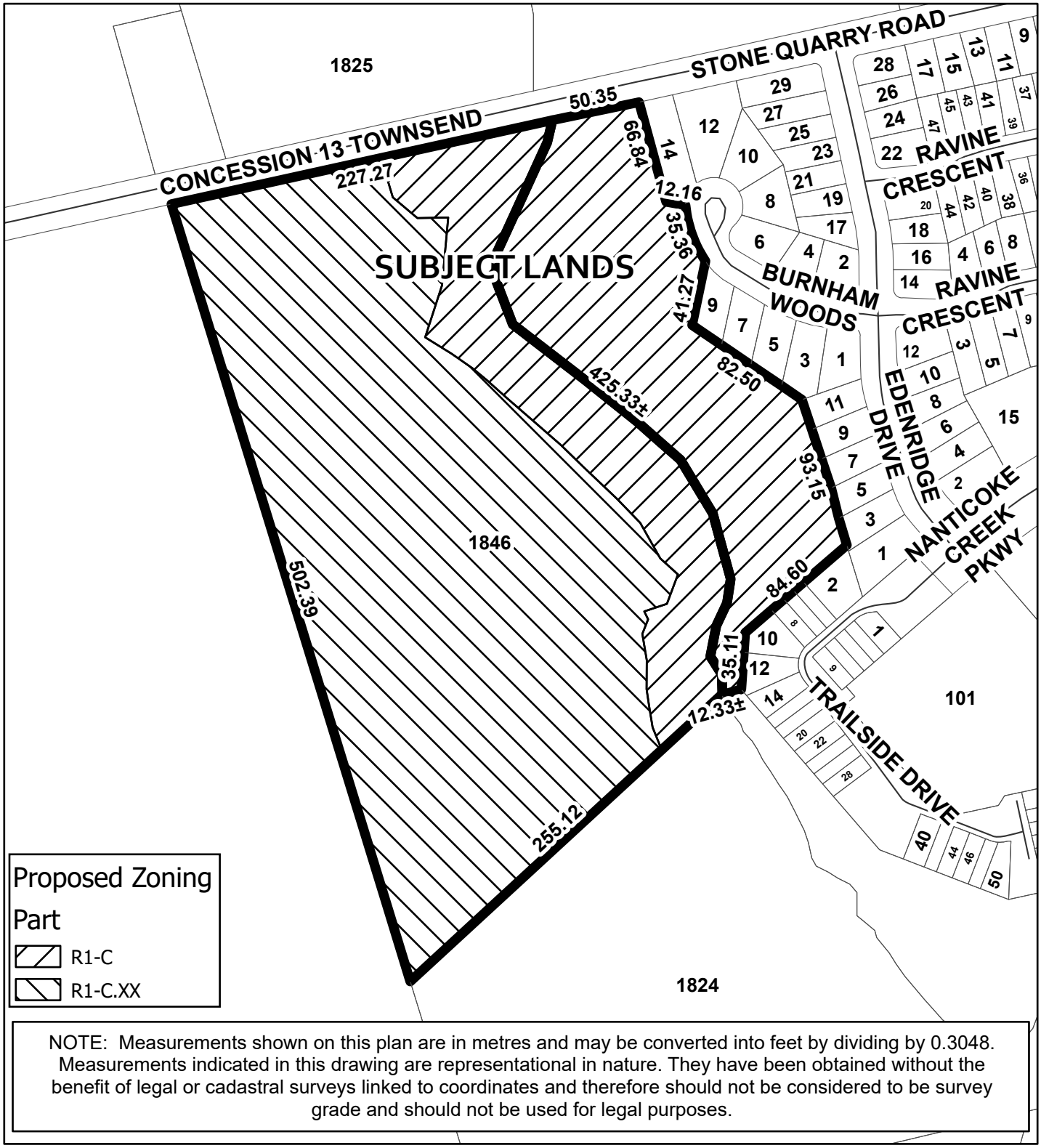
MAP B - Detail Map

Haldimand County

Urban Area of Townsend, Ward 1

SCALE - 1:3,400

0 25 50 75 100 Metres



Proposed Zoning

Part

R1-C

R1-C.XX

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

Ref: PLZ-HA-2026-152

Owner's Sketch FILE #PLZ-HA-2026-152 APPLICANT: Calibrex Developments



CALIBREX DEVELOPMENT
TOWNSEND - STONE QUARRY ROAD

CONCEPT PLAN
OPTION 1

- SUBJECT AREA
- LANDS TO BE DEVELOPED
- PROPOSED CONDO ESTATE LOTS (119 LOTS)
  54 LOTS AT 30' FRONTAGE
  45 LOTS AT 32' FRONTAGE
  20 LOTS AT 36' FRONTAGE
- PROPOSED R1-C LOTS
  (5 LOTS w/ 9m frontage)
- PROPOSED SWM POND
  (2.41ha.)
- PROPOSED REFUSE & SNOW STORAGE
- PROPOSED 8m WIDE GRADING TRANSITION
- PROPOSED SIDEWALK/TRAIL
- EXISTING POND TOP OF BANK
  (2.86ha. / 7.07ac.)
- NATURAL HAZARD BOUNDARY

SITE DATA MATRIX

	ZONING BYLAW (R1-C)	CONDOMINIUM	SINGLE-DETACHED
LOT COUNT	N/A	119 lots	5 lots
MAXIMUM BUILDING HEIGHT	11.0m	11.0m	11.0m
MINIMUM FRONT YARD DEPTH	6.0m	6.0m	6.0m
MINIMUM REAR YARD DEPTH	7.5m	7.5m	7.5m
MINIMUM SIDE YARD DEPTH	Interior: 1.2m Exterior: 4.0m	Interior: 1.2m Exterior: 4.0m	Interior: 1.2m Exterior: 4.0m
LOT AREA	235m²	213m²*	385m²
LOT FRONTAGE	Interior: 8.0m Corner: 10.0m	Interior: 9.1m Corner: 10.6m	Interior: 8.6m Corner: N/A

*SITE SPECIFIC ZONE REQUIRED

SCALE: 1:1,750

MAP/DRAWING INFORMATION:
THIS DRAWING IS FOR INFORMATION PURPOSES ONLY. ALL DIMENSIONS AND BOUNDARY INFORMATION SHOULD BE VERIFIED BY AN O.L.S. PRIOR TO CONSTRUCTION.

CREATED BY: JS
CHECKED BY: AB
DESIGNED BY: ESB

SOURCE: MICROSOFT CORPORATION IMAGERY (2025)

File Location:
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April, 29, 2026 3:25 PM

DILLON CONSULTING

PROJECT: 24-9470
STATUS: DRAFT
DATE: 04/28/2026

PREPARED BY HALDIMAND COUNTY PLANNING & DEVELOPMENT DIVISION, GIS SECTION. Aug 2026

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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.