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-HA2026070**
APPLICANT:	**MAXIM INDUSTRIAL CORPORATION**
AGENT:	**Kshitiz Jaswal c/o Jaswal Design**
AFFECTING:	**PLAN 905 PT BLOCK 44 RP 18R5548 PARTS 1 TO 3**
ROLL NO.	**2810.154.002.0950.00000**

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-2026-070

Applicant: **MAXIM INDUSTRIAL CORPORATION**
Agent: Kshitiz Jaswal c/o Jaswal Designs
Affecting: PLAN 905 PT BLOCK 44 RP 18R5548 PARTS 1 TO 3
Roll Number: 2810.154.002.0950.00000

Haldimand County has received an application for a Zoning By-law Amendment for lands legally described as Plan 905 Part Block 44, Registered Plan 18R5548, Parts 1 to 3. The subject lands, located in Hagersville, west of Main Street and the CN tracks, and south of King Street West, do not currently have a municipal address. The subject property, which is currently vacant, is approximately 2.41 ha (5.96 acres). in area.

The subject property is designated 'Residential' in the Haldimand County Official Plan (HCOP). The proposed Zoning By-law Amendment would align the zoning for the subject property with the 'Residential' designation in the HCOP.
The subject property is currently zoned 'General Industrial (MG)' in Haldimand County Zoning By-law HC 1-2020. The proposed residential uses would not be permitted under the General Industrial zone standards therefore an amendment to the Zoning By-law is required.

The application proposes to rezone the lands from General Industrial (MG) to Urban Residential Type 4 (R4) to permit a 69-unit freehold street townhouse development. Access and servicing are proposed through the adjacent Sandusk development, including the future Street M connection and associated municipal infrastructure. This application is for rezoning only. Future Draft Plan of Subdivision and related detailed approvals will follow.

The surrounding lands include the currently vacant Sandusk lands to the south which are proposed as a future residential subdivision. To the west are lands which are currently vacant and then a quarry lake (Crystal Lake). To the north is a single detached residential subdivision and further north, across King St. W., are the Mississaugas of the Credit . To the east is King St., the CN Rail tracks, then a mix of Commercial and residential uses.

Location Map FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation



Haldimand County

Location:

KING ST W
URBAN AREA OF HAGERSVILLE
WARD 4

Legal Description:

PLAN 905 PT BLOCK 44 RP 18R5548
PARTS 1 TO 3

Property Assessment Number:

2810 154 002 09500 0000

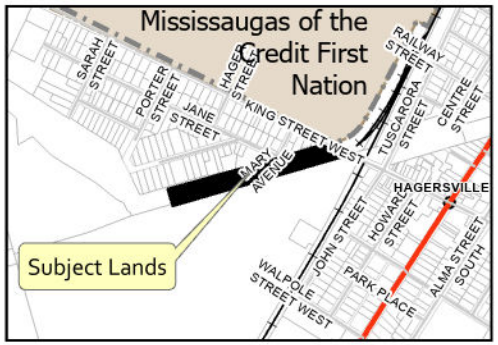
Size:

2.41 Hectares (5.95 Acres)

Zoning:

MG (General Industrial)

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.





MAP A - Key Map

Haldimand County
Urban Area of Hagersville
Ward 4

0 200 400 600 800 Metres



Mississaugas of the Credit First Nation

INDIAN LINE
CONCESSION 13 WALPOLE
KING STREET WEST
PORTER STREET
JANE STREET
SUBJECT LANDS
6
MAIN STREET NORTH
DAVID STREET
HAGERSVILLE
JOHN STREET
HOWARD STREET
MAIN STREET SOUTH
ALMA STREET SOUTH
KING STREET EAST
FAIRFIELD DRIVE
ELM AVENUE
SANDUSK ROAD
PARKVIEW ROAD
HEWITT DRIVE
CONCESSION 12 WALPOLE
HIGHWAY 6
OAK CRESCENT

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

_____ _____

MAYOR CLERK

Ref: PLZ-HA-2026-070

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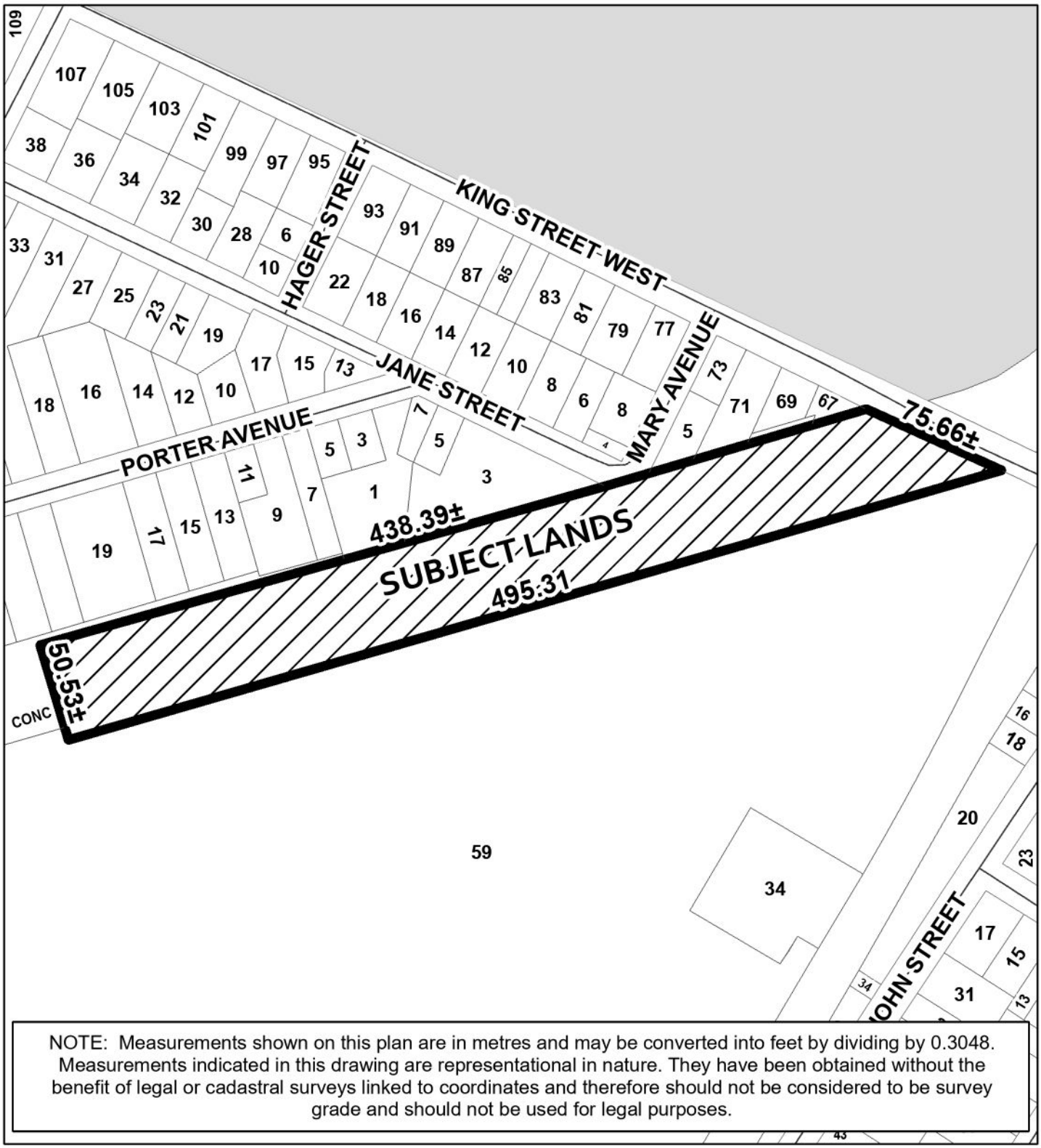
MAP B - Detail Map

Haldimand County

Urban Area of Hagersville, Ward 4

SCALE - 1:2,800

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.

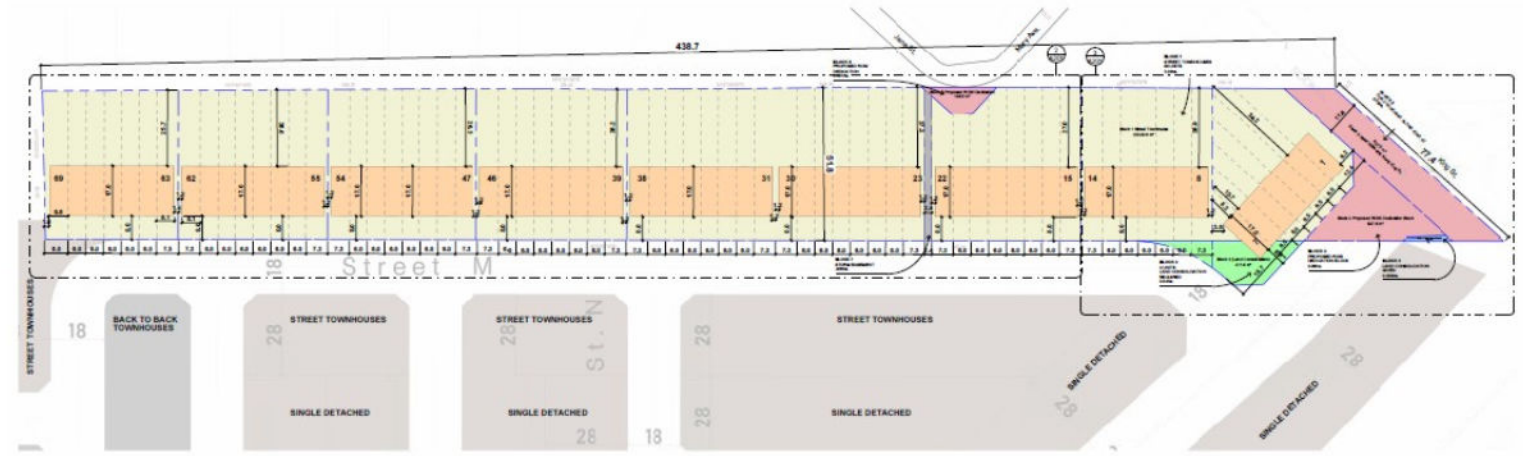
This is Map B to Zoning By-law _____ Passed the ____ day of _____ 2026.

_____ MAYOR

_____ CLERK

Ref: PLZ-HA-2026-070

Owner's Sketch 1 of 2 FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation



1 Conceptual Lot Plan
1 : 500



2 Part Plan A
1 : 350

TOTAL LOT AREA: 2.4051 HA.

Block 2 | LAND ACQUIRED: *411.6 sqm.* | 0.041 HA.

Block 3,4,6 | LAND DEDICATED FOR ROW: *1,694.2 sqm.* | 0.17 HA.

Block 5 | LAND GIVEN: *26.8 sqm.* | 0.0026 HA.

Block 7 | STORM EASEMENT: *53.92 sqm* | *0.005 HA.*

TOTAL LOTS : 69

BLOCK 1 | 69 STREET TOWNHOUSE LOTS: *22,331 sqm.* | 2.23 HA.

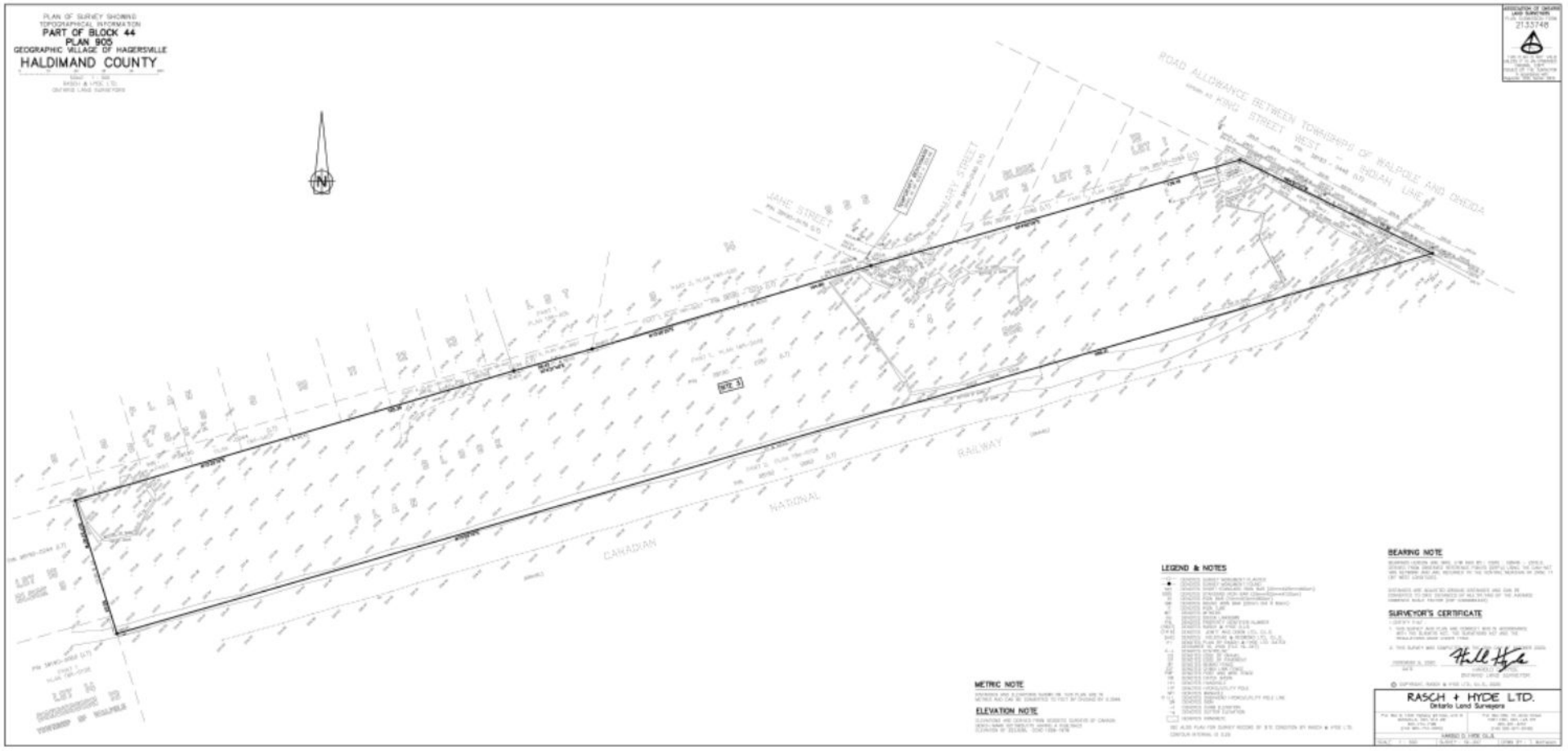
DENSITY: 28.6 UNIT/HA

PARKING: RESIDENTIAL: 2 SPACES PER/UNIT; VISITOR: n/a



3 Part Plan B
1 : 350

Owner's Sketch 2 of 2 FILE #PLZ-HA-2026-070 APPLICANT: Maxim Industrial Corporation



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.