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Report 2024-068

Report Title: Township Subdivision Plans: Alnwick/Haldimand, Cramahe and Hamilton

Committee Name: Economic Development, Tourism and Planning

Committee Meeting Date: May 1, 2024

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Approved by: Jennifer Moore, CAO

Council Meeting Date: May 15, 2024

Strategic Plan Priorities: Innovate for Service Excellence
 Ignite Economic Opportunity
 Foster a Thriving Community
 Propel Sustainable Growth
 Champion a Vibrant Future

Information Report

“That the Economic Development, Tourism, and Land Use Planning Committee receive Report 2024-068 ‘Township Subdivision Plans for Alnwick/Haldimand, Cramahe and Hamilton’ for information; and

Further That the Committee recommend that County Council receive this report for information.”

Purpose

This report provides information about the status of active subdivision plans in the Township of Alnwick/Haldimand, Township of Cramahe and Township of Hamilton.

Background

There are currently 15 active subdivision plans in Townships with a total of 905 residential units being considered by the County and Township as follows:

- Alnwick/Haldimand – 4 subdivision plans (163 units)
- Cramahe – 5 subdivision plans (609 units)
- Hamilton – 6 subdivision plans (133 units)

Consultations

N/A

Legislative Authority / Risk Considerations

County Council is the decision-making authority for subdivision and condominium plans in the Township of Alnwick/Haldimand, Township of Cramahe and Township of Hamilton. Any decision or approval of subdivision development must be made in accordance with the *Planning Act* and delegated provincial review responsibilities.

Discussion / Options

Below is a summary of the subdivision plans be being considered in Alnwick/Haldimand, Cramahe and Hamilton. The development name, location, number of units and a current status are provided for each subdivision. Attached to the report are maps illustrating the location of each subdivision within the Townships.

Alnwick/Haldimand subdivision plans:

Name / File Number	Location	No. of Units	Status
Rice Lake Estates / 14T-95007	Shearer Point Road, Rural Alnwick	46 detached	Draft approved / Phase 1 complete (25 lots): Detailed engineering for Phase 2 underway
Grafton Heights / 2014-002	County Road 23, Grafton	41 detached	Draft approved: Detailed engineering underway
Danforth Sixty / AH2201	Danforth Road, Grafton	11 detached	Proposed / in circulation: Agency review underway
New Danforth / AH2301	Danforth Road / County Road 2, Grafton	65 detached	Proposed / in circulation: Agency review underway

Cramahe subdivision plans:

Name / File Number	Location	No. of Units	Status
Salem Farms North 14T-91021	County Road 2	17 detached	Draft approved: Detailed engineering underway
Eastfields / CR1702	Durham Street North, Colborne	Total 212 units: 119 detached 16 semi- detached 29 townhouses 48-unit apartment	Draft approved: Detailed engineering underway
Twenty Park / CR2101	Park Street / Elgin Street, Colborne	57 detached	Draft approved: Detailed engineering underway
Foxtail Ridge South / CR2201	Durham Street South, Colborne	Total 210 units: 154 detached 20 semi- detached 36 townhouses	Proposed / in circulation: Agency review underway
Lakeview Heights / CR2301	Elgin Street North, Colborne	Total 113: 33 detached 48 semi- detached 32 townhouses	Proposed / in circulation: Agency review underway

Hamilton Township subdivision plans:

Name / File Number	Location	No. of Units	Status
Roesler / 14T-86005	County Road 18, Gores Landing	15 detached	Draft approved: Property is for sale
Cold Creek Estates / 14T-89022	County Road 18, Cold Springs	14 detached	Draft approved: Detailed engineering underway
Baltimore Estates / 2004-003	Community Centre Road, Baltimore	41 detached	Draft approved / Phase 1 complete (11 lots): Detailed engineering for Phase 2 underway
Stonegate at Rice Lake / 2007-001	Old School House Road, Harwood	30 detached	Draft approved: Detailed engineering underway
Trotters Lane / HA1801	Ontario Street / Trotters Lane E	8 detached	Proposed / in circulation: Agency review underway
Rolling Heights Estates / HA2301	Community Centre Road / Hutsell Road	25 detached	Proposed / in circulation: Agency review underway

Financial Impact

N/A

Member Municipality Impacts

County Planning will continue to work with member municipalities to finalize the subdivision plans for development.

Conclusion / Outcomes

This report provides a status update of the active subdivision plans for which the County is the decision-making authority in the Townships of Alnwick/Haldimand, Cramahe, and Hamilton. County Planning will continue to work with member municipalities to finalize the subdivision plans and any future development plans within the Townships.

Attachments

- 1) Map – Alnwick/Haldimand subdivision plans
- 2) Map – Cramahe subdivision plans
- 3) Map – Hamilton subdivision plans