

# LAKEPORT

— BEACH —



## TOWNHALL PUBLIC ENGAGEMENT SUMMARY

AUG. 10, 2022

# IN-PERSON TOWNHALL MEETING

On August 10 at 7:00 PM, Landlab hosted an in-person townhall meeting at the Alnwick Civic Centre to discuss the Lakeport Beach proposal with the residents of Alnwick/Haldimand. The content shared was identical to that of Townhall #2, held earlier this summer, on June 23rd

Residents of Alnwick/Haldimand were mailed a notice for the meeting via Canada Post with an invitation to participate. It's worth noting that some residents do not have addresses registered with Canada Post, so Landlab also ran ads for the townhall on social media, sent out a newsletter via email to all those registered for our newsletter, and sent an email to those who attended the last Townhall. We also listed the details on our website ([www.LakeportBeach.ca](http://www.LakeportBeach.ca)). A total of 21 people registered to attend beforehand, and a total of 33 attendees were present at the event.

## TOWNHALL PANELISTS

### **Moderator**

Aidan Grove-White, StrategyCorp

### **Moderator Assistant**

Alex Glista, StrategyCorp

### **Landlab Representatives**

Sean McAdam, President

Fred Brisco, Vice President, Operations

Jules Ribí, Managing Director

Toby Root, Communications Coordinator

### **Economic Consultant**

Daryl Keleher, Altus Group

### **Planning Consultant**

Lindsay Dale-Harris, Bousfields Inc.





Landlab presentation



Landlab presentation



Question & answer period



Townhall attendees providing input



The first portion of the meeting consisted of Landlab providing an overview of the proposed Lakeport Beach development. The slide deck can be found at [LakeportBeach.ca/Documents](https://LakeportBeach.ca/Documents).

The second portion involved an activity where attendees were invited to visit eight wall mounted questionnaire panels to indicate their priorities on several different topics—the results of which can be found in this report. Members of the Landlab and consulting teams were circulating during the activity and answering questions from attendees. The final portion of the meeting was a group question and answer session. Participants were given the opportunity to ask questions to members of the Landlab team, Daryl Keleher of the Altus Group, and Lindsay Dale-Harris of Bousfields. A moderator from StrategyCorp assisted in ensuring that everyone had an opportunity to speak. A member of the Landlab team took notes on the questions asked (and provided below). The Landlab team provided in-person responses, and is providing written responses in this report for those who were unable to attend. This report is available on the project website at [LakeportBeach.ca/Documents](https://LakeportBeach.ca/Documents) to ensure open access to information about the project proposal as it advances.

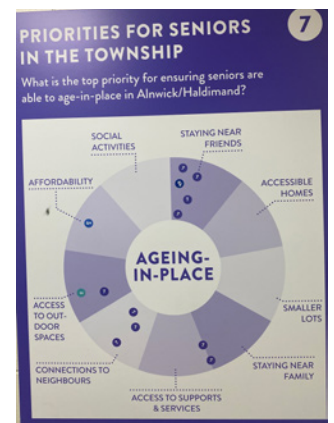
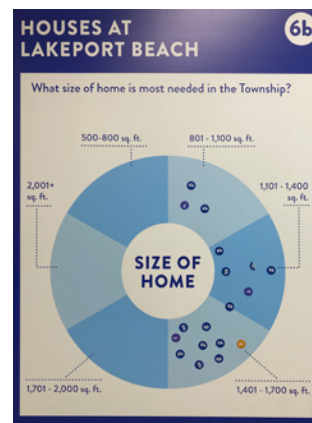
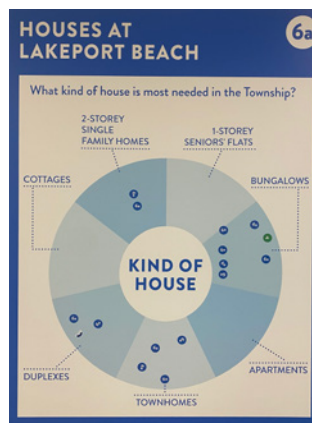




# RESULTS OF ENGAGEMENT ACTIVITY

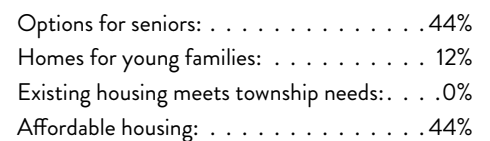
The Landlab team prepared several panels with questions for Townhall attendees. The purpose of these panels and this exercise was to gather community feedback in an effort to allow Landlab to make the project best reflect the wishes and needs of the surrounding community.

On the following pages we have included the questions that were posed on the panels, photos of those panels after the activity was completed, and the percentage breakdown of the responses for each one.



## HOUSING PRIORITIES IN THE TOWNSHIP

What do you feel needs to be prioritized when it comes to housing in the Township?



\*16 participants



## PANEL 2

### ECONOMIC PRIORITIES IN THE TOWNSHIP

What do you feel needs to be prioritized when it comes to economic growth in the Township?



Photo of completed activity panel

\*15 participants



## PANEL 3

### COMMUNITY PRIORITIES

What do you feel needs to be prioritized for the community of Alnwick/Haldimand?



Photo of completed activity panel

\*14 participants

## PANEL 4

### ENVIRONMENTAL PRIORITIES AT LAKEPORT BEACH

What do you feel needs to be prioritized for the community of Alnwick/Haldimand?

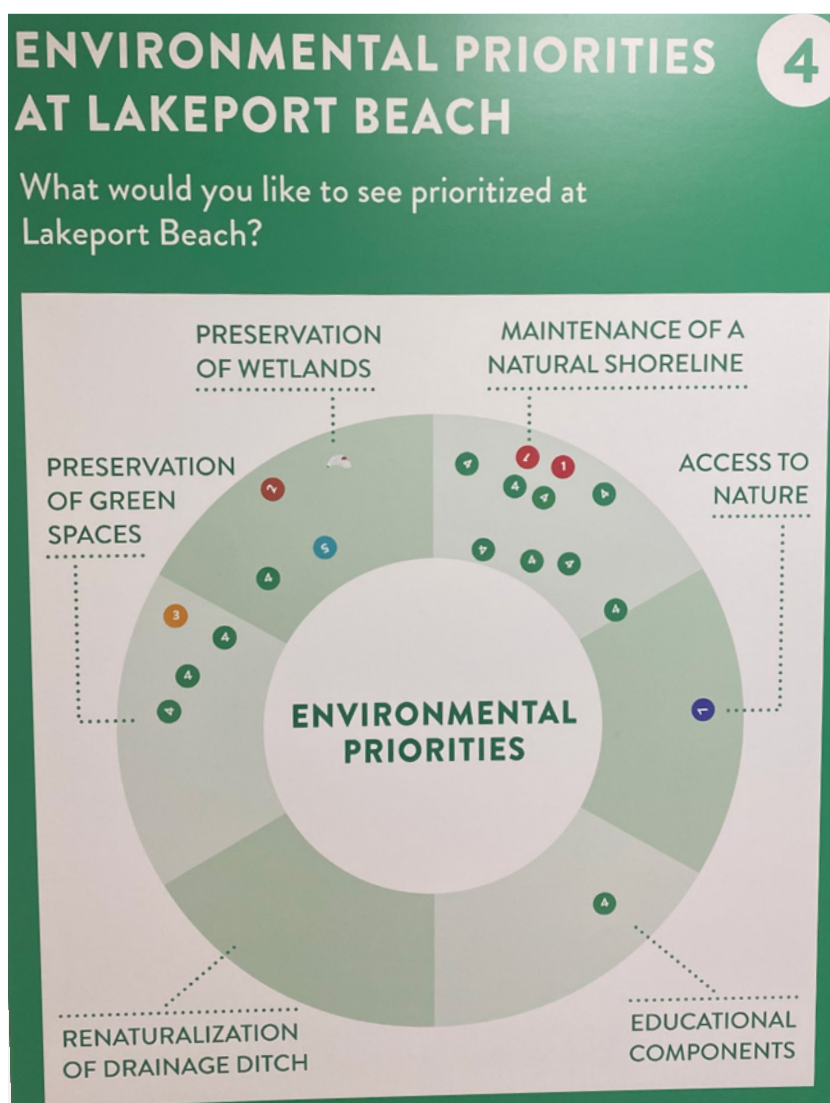


Photo of completed activity panel

\*19 participants



## PANEL 5

### COMMUNITY CONCERNS ABOUT LAKEPORT BEACH

What concerns you most about the Lakeport Beach proposal?

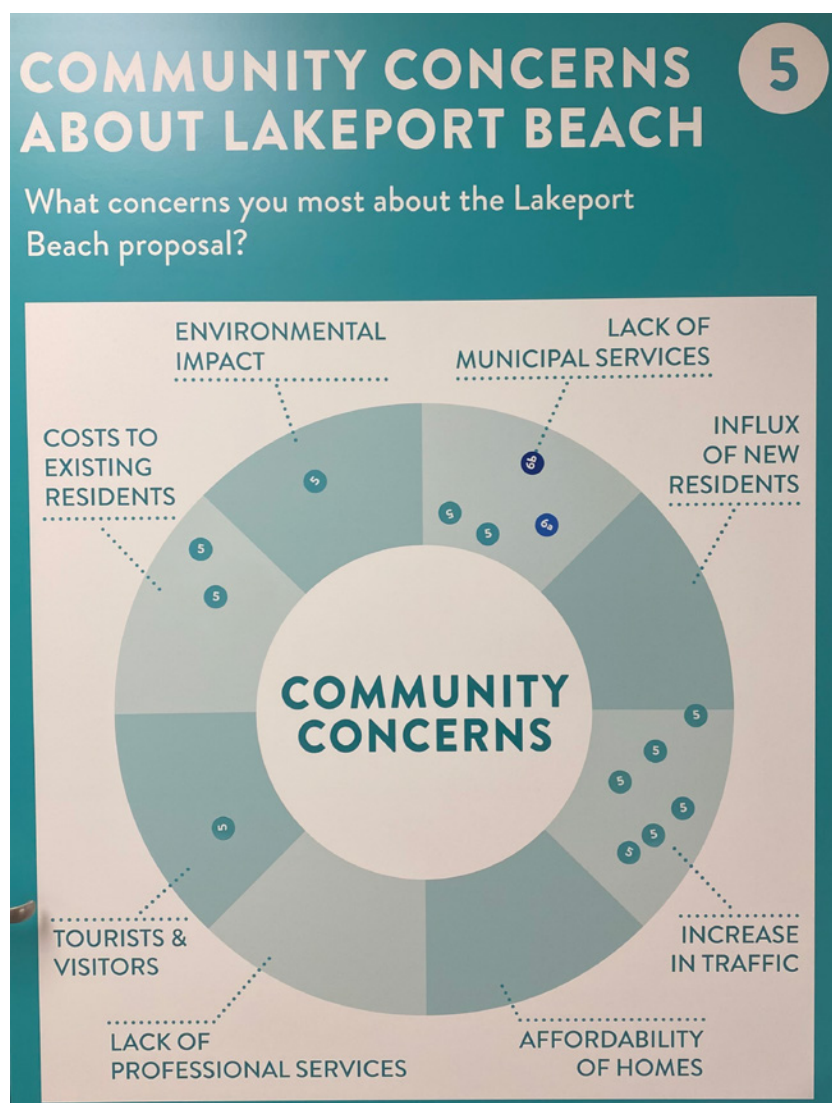


Photo of completed activity panel

Environmental impact:	7%
Lack of municipal services:	29%
Influx of new residents:	0%
Increase in traffic:	43%
Affordability of homes:	0%
Lack of professional services:	0%
Tourists and visitors:	7%
Cost to existing residents:	14%

\*14 participants

## PANEL 6A

### HOUSES AT LAKEPORT BEACH

What kind of house is most needed in the Township?

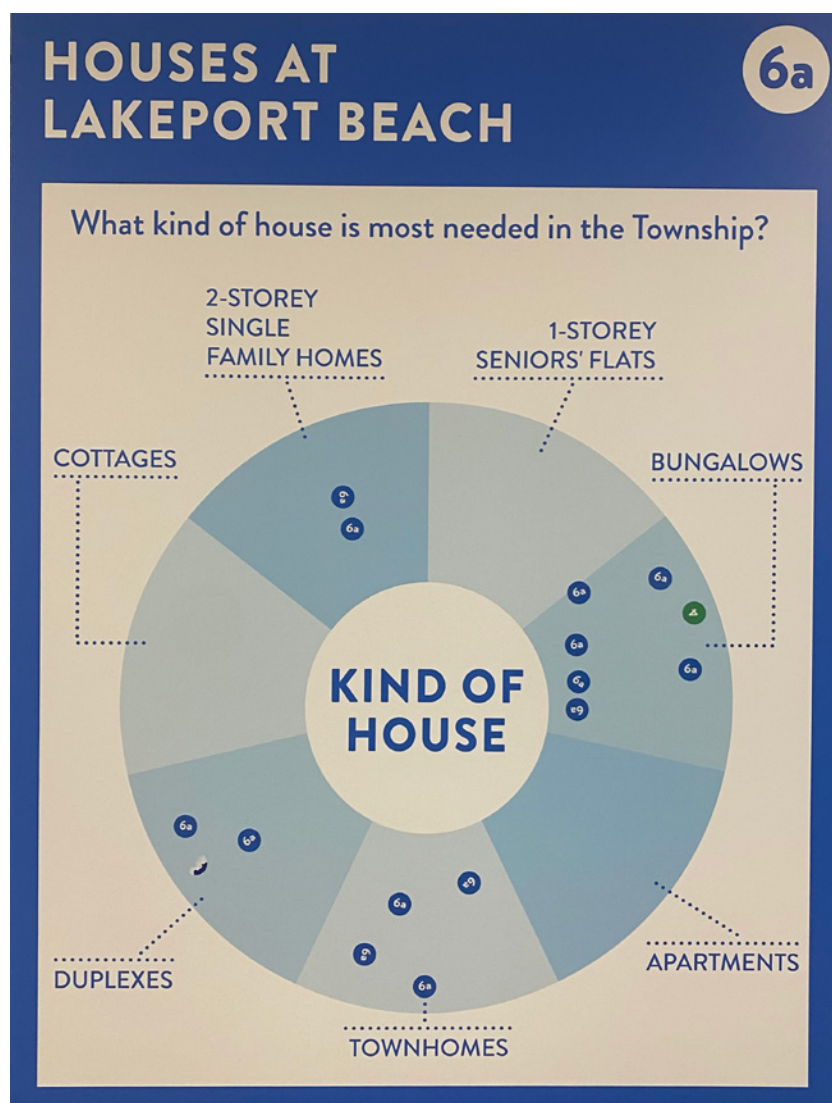


Photo of completed activity panel

\*15 participants



## PANEL 6B

### HOUSES AT LAKEPORT BEACH

What size of home is most needed in the Township?

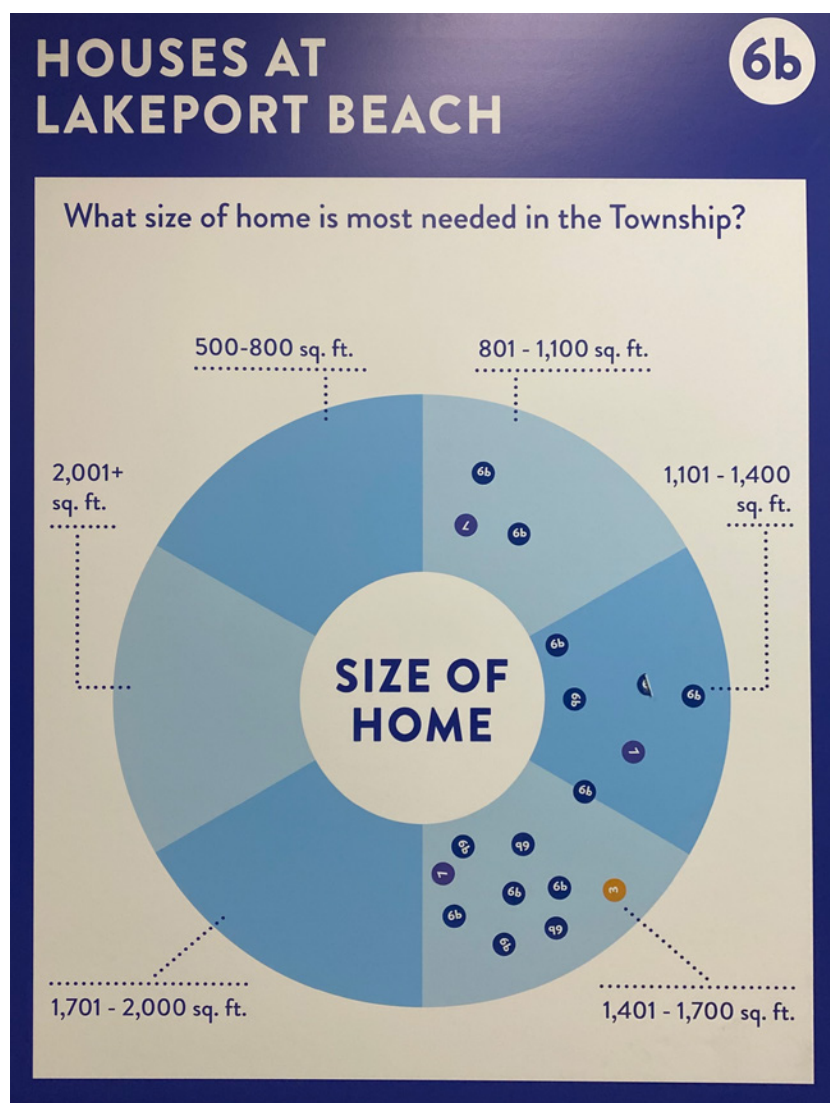


Photo of completed activity panel

\*18 participants

## PANEL 7

### PRIORITIES FOR SENIORS IN THE TOWNSHIP

What is the top priority for ensuring seniors are able to age-in-place in Alnwick/Haldimand?

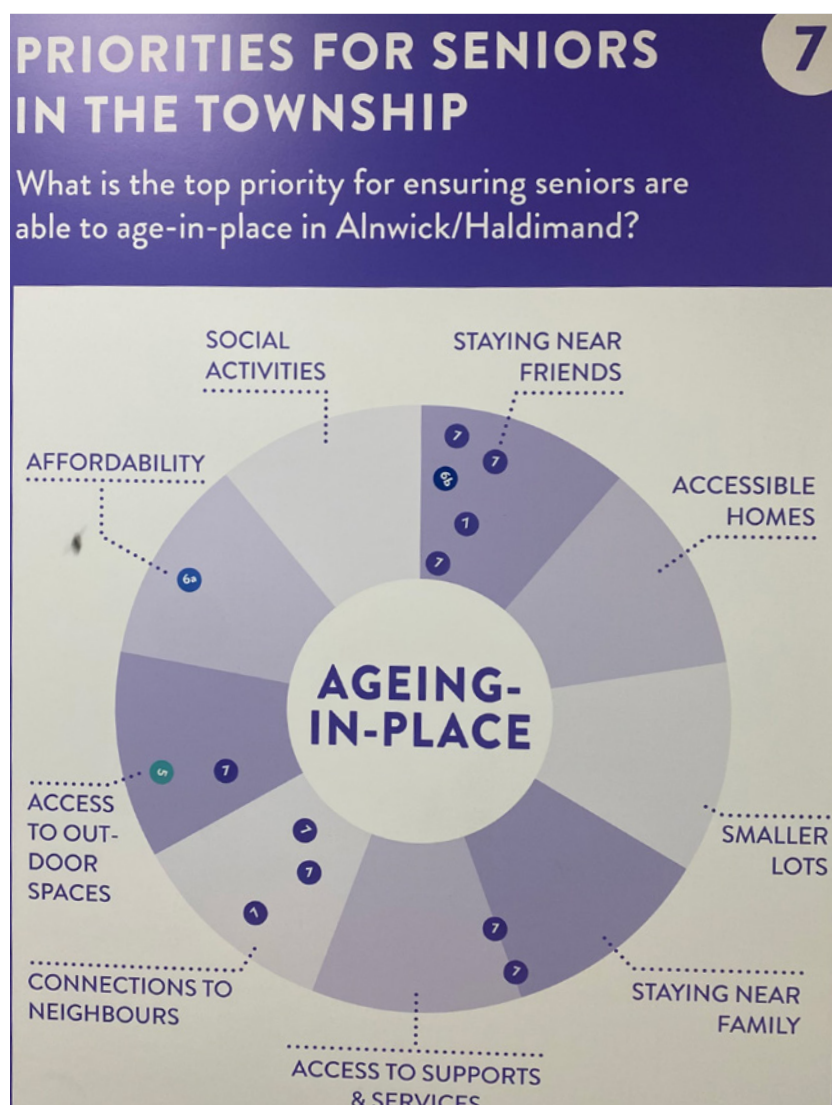


Photo of completed activity panel

Social activities:	.0%
Staying near friends:	38%
Accessible homes:	.0%
Smaller lots:	.0%
Staying near family:	.8%
Access to supports and services:	.8%
Connections to neighbours:	23%
Access to outdoor spaces:	15%
Affordability:	.8%

\*13 participants



# QUESTIONS + ANSWERS

## PLANNING PROCESS AND ZONING

A participant asked about Development Charges

**Q: When do the Township and County receive the Development Charges?**

Development Charges are one-time fees imposed by municipalities on land developers and home builders for new projects. The fees are calculated using a set formula determined by the Province, and must only be used to expand the capacity of various municipal services and infrastructure in order to accommodate the population growth that results from the new development. The Township and County receive their respective Development Charges once housing permits are issued. It's important to note that these fees are payable after permitting but before construction, so the Township receives the new revenue for each home BEFORE it is constructed rather than at the end of the project. You can learn more about the Development Charges for the Lakeport Beach project in the Altus Group Fiscal Impact Study found at [LakeportBeach.ca/Documents](https://LakeportBeach.ca/Documents)



A few participants asked about the current status of the project

**Q: Where are we in the planning and approvals process?**

The previous landowner filed an application for development with the support of the Township in 2006 (prior to the current Provincial Policy Statement (PPS) or Growth Plan for the Greater Golden Horseshoe, 2006 taking effect). That application was upheld by the Ontario Municipal Board (OMB) and subsequently the Local Planning and Appeals Tribunal (LPAT), which is now known as the Ontario Land Tribunal (OLT). This ruling states that development is permissible on this site. In other words, irrespective of the form in which development takes, the end result will be houses built on this land. The land is not subject to the rules that apply to farmland because it is not zoned agricultural. The LPAT ruling upholds the right to develop this land.

Since the “principle of land development” has already been determined on the property by the LPAT, Landlab feels that the best way to preserve surrounding farmland is to meet the high demand for a variety of housing by putting more units on land that is already slated for development. Preserving surrounding farmland, providing a broad mix of housing types for a variety of ages and incomes, and using limited land resources for the most good, are reasons in themselves to create a complete community.

The large estate lots currently contemplated by the LPAT ruling (and reflected in the general approach to development taken by developers and the Township in the area) would not generate significant quantities of jobs or tax revenue and, worse, they would do nothing to address affordability, the lack of housing supply, or options for seniors. Such lots would require wells which would pull from existing groundwater sources and any infrastructure upgrades would likely come at a significant cost to the Township. The proposal before the

LPAT did not secure any public access to the waterfront, nor any public green spaces, resulting in no gain in public amenities for the whole Township. Large estate lots represent sprawl and are an inefficient and wasteful use of land resources. They result in fewer people living across a larger area, which results in the municipality spending more money to provide key services such as snow clearing and garbage pickup, all while collecting fewer taxes. They are precisely the opposite of good planning practices and the antithesis of Landlab's complete community approach to development.

Instead, Landlab is proposing a cohesive plan with a community-centric design that balances public space, village-style amenities, and a moderate density of mixed housing types, combined with 40% of the land dedicated to permanent green space for all Township residents. The density envisioned at Lakeport Beach would result in net-positive tax revenue, meaning that not only would the development be self-sustaining, but it would also help to pay for municipal services across the entire Township. Landlab would also be responsible for 100% of the costs of the infrastructure that would be installed. The Lakeport Beach proposal provides sustainable residential living with emphasis on healthy lifestyles and community connections. Landlab believes that a project that focuses on preserving green space, offers homes at a variety of price points, and contains public amenities is a much more sustainable use for the land than sprawling estate lots.

**Q: The request for MZO was turned down by Council. Are you still looking to get an MZO?**

Landlab is interested in using whatever tools are available to the Township to achieve the best use of this important land resource. MZOs represent a real and practical tool in the Township's toolbox. Landlab asked Township Council to request an MZO from the Province because we believed that such a request would afford Council the opportunity to manage development according to its



own wishes. Without proactively seizing the tools at its disposal, it will remain beholden to rulings by provincial-level tribunals. It is in the Township's own interest to use all the tools at their disposal to make efficient use of important and limited land resources. In addition, Landlab's [survey results](#) in the Township show that there is strong support (66%) for the Township requesting provincial help in approving an important new development project.

Landlab has always been clear that our intention is to engage with the public about how best this piece of land can be developed in order to ensure land resources are not wasted, nearby farmland is protected, and the shortage of housing in the area is not exacerbated. There are limited planning tools available at the local level to ensure communities like Lakeport Beach can be built because they are unlike traditional tract development. Landlab intends to continue working closely with Council to ensure that local interests are protected, but that provincial barriers preventing growth and economic development in the Township are removed. Whatever tools make sense to achieve these goals are the ones Landlab will examine and consider with Council.



## PROJECT DESIGN

A few participants asked about expected timelines for the project

Q: What are your expected buildout timelines?

Q: How will you build 800 houses in 5 years?

Right now, Landlab is engaging with residents and Council from the Alnwick/Haldimand Township, Northumberland County, and the Province of Ontario. Timing of approvals is contingent on the various levels of government, so it is too early to be able to provide a start date. Landlab expects the project would be built over a 5-10 year period, starting within two years of approvals. The sooner the project is approved, the sooner construction can start. Based on Landlab's preliminary discussions with builders and the Northumberland Builders and Construction Association (NBACA), there is the capacity both locally and regionally to take this project on; tradespeople who currently need to go further afoot to find work will welcome the opportunity to work closer to home.

A participant asked about the preservation of the shoreline onsite

Q: How can you be sure you will be able to preserve Lakeport green space and the shoreline given the situation at Hendrick Farm?

*Do you have any ideas for ensuring the waterfront is preserved while still being open to the public? Send them our way!*

Landlab's Hendrick Farm community demonstrated that it was possible to take prime development land and make a business case for ensuring a large percentage of it was set aside for green spaces. Landlab has numerous reasons for ensuring green spaces are preserved, restored, and/or created in the neighborhoods that we build. Preserving natural features adds depth and character to neighbourhoods - these spaces add urban planning and architectural interest and create destinations for public enjoyment within the neighbourhood that result in more pedestrian activity. Encouraging human interactions with natural amenities also allows for a greater appreciation of those features, which tends to lead to stronger protections for them. Generally, interactions with natural spaces are achieved through controlled and managed access, landscaped trails and paths, mulch trails, and/or boardwalks that don't negatively impact the natural environment but open up pedestrian access to previously inaccessible natural spaces. The natural shoreline at Lake Ontario is part of what drew us to this land in the first place, and Landlab is committed to ensuring it is maintained and preserved for the enjoyment of future generations. Whether through the building of parks, forest preservation, trail creation, or shoreline restoration, the preservation of natural amenities and the creation of new, community-driven green spaces is a key pillar of what Landlab stands for.

Landlab is always exploring ways of ensuring public green spaces and amenities can remain open to the greater community. From a more technical funding perspective, Landlab has a history of establishing homeowner's associations (HOAs) for its developments. The residents own their homes and lots but, via their homeowner's associations, they jointly own the land on which the green spaces sit. Each homeowner contributes a small monthly fee to their HOA that pays for the private upkeep of the green spaces, and can be used to fund special projects that are of interest to the residents (mini free-libraries, bulletin boards, play structures, etc). This means that maintenance is privately funded by the homeowners who live in the development and for the benefit of the public. If all 800 units contributed \$50/month to their HOAs, they would have a collective



budget of \$40,000/month. This is ample funding to maintain the green spaces outlined in the project proposal and ensure that they are in no way a burden for the municipality.

The bottom line is this: the preservation of green space and natural amenities is a critical component of what Landlab does and, more specifically, the protection of the shoreline is critical to Landlab's vision of Lakeport Beach. At Hendrick Farm we have actually increased the amount of public green space in our community plan since we started construction on the project (we've added almost two acres of green space that were originally set out to be homes and private lots). We have proven that our approach not only protects sensitive natural areas, but we also have a long record of creating new green space for our communities to enjoy.

## A participant asked how Landlab will ensure existing residents feel supported

**Q: Every time this kind of project happens in a municipality it always really affects the adjoining neighbours. In the past, how have you comforted those residents? Has that happened?**

A key part of community building is ensuring that existing residents feel supported as communities inevitably change and grow over time. The intention with a project like Lakeport Beach or Hendrick Farm is not only to fill a housing need in an area that has seen very limited growth and is facing economic difficulties, but also to give back to the community in a variety of ways.

One of the ways in which Landlab does this is by ensuring the project provides new trails, parks, playgrounds, green spaces, and opportunities for community gathering spaces to all residents of the Township. A project like Lakeport Beach

*What would help you feel supported and included in the design of this project? Let us know!*

will take what is currently 1.3 km of private lakefront and open it up to be enjoyed by all residents. Our hope is that by continuing to create opportunities for discussions, ideas, and partnership possibilities, we can work with residents of Alnwick/Haldimand to create a project that will offer a lot to the existing community, both financially and in terms of new amenities. Landlab will continue to have open discussions and dialogue with any resident who has questions, comments, or ideas. While we are aware that not everyone will share our vision, we have seen first-hand what a neighbourhood like ours can offer to the greater community.

## ECONOMICS

A participant asked about how reliable the economics numbers are used in the Altus Group Fiscal Impact Study.

**Q: The numbers that Altus was using. Can they be trusted? Is there a risk that you're wrong?**

**Q: Where do the numbers come from? What are they based on?**

The figures presented in the [Altus Group Fiscal Impact Study](#) offer verifiable and reliable modelling. The primary source of the data is the information that the Township and County submit to the Ministry of Municipal Affairs every year. The data has also been compared to the Financial Information Returns of other Eastern Ontario municipalities, including Peterborough, Brockville, Quinte West, Prince Edward County, and Belleville.

All tax data has been looked at from both a revenue and cost perspective. All figures used are as conservative as possible on the revenue side, regarding assessment values and associated property tax revenue estimates. ***What the model shows is that even with a very conservative estimation of the property taxes that will be paid by new residents, the amount would not only cover the costs to service them, but would actually result in an annual surplus.*** This means there is a substantial cushion when you compare the operating costs to the annual revenues.

“As modelled, incremental annual costs are only 60% of incremental annual revenues, so we are extremely confident in the direction of the results. The model presented has also formed the basis of evidence I’ve presented several times at the Ontario Land Tribunal.” Daryl Keleher, Altus Group

Daryl Keheler, who performed the study, is a Senior Director at Altus Group. He has a background in both Economics and Urban Planning, and extensive expertise in Economic Development, Municipal and Provincial planning policy, Municipal Finance and Development Charges. He has provided testimony as an expert witness before the Ontario Municipal Board on several occasions.

The [Fiscal Impact Study](#) can be found at [LakeportBeach.ca/Documents](https://LakeportBeach.ca/Documents)

A participant asked about the amount of development that is occurring in Northumberland County at this time.

**Q: Are there any other developments in the County of this size?**

While Northumberland County does not provide data on individual developments, it confirmed that there were a total of 510 new residential units built in the County in 2022.



## INFRASTRUCTURE

A participant asked about how financing works for major infrastructure projects.

**Q: If Landlab were to go bankrupt, how would that be handled?**

All infrastructure projects of this nature are completed contractually. No infrastructure or construction project can ever begin without detailed studies, engineering plans, and approvals ensuring everything conforms with stringent regulations.

In addition, no infrastructure project is ever taken on without a signed Development Agreement with the Municipality or Township. The Development Agreement requires that the developer provide both quality bonds and completion bonds. Completion bonds are key as related to this question—they ensure that once the agreement is signed, the Municipality has access to money to complete the infrastructure, should they wish, if the developer is no longer in the picture. These funds are assigned solely to the infrastructure. For Lakeport Beach, Landlab would be required to have a completion bond in place. The funds must be 100% accounted for before construction is able to begin, and the bond is released in increments associated with the items being completed during construction, as approved by the Township.



Several participants were interested to know more about the water and wastewater plans.

Q: Where is the water treatment plant and the sewer treatment?

Q: My concern is with water and sewage; it seems that we're taking on infrastructure for the township or municipality - they are usually in charge of water and sewer? Will they keep being in charge?

Q: Do they know how much water will be drawn?

Q: With 800 houses, does that mean the water and sewage infrastructure needs to be in place and built before?

Landlab is currently conducting a [Municipal Class Environmental Assessment \(MCEA\)](#) as permitted under the Private Developers Regulation of the Environmental Assessment Act. This study will answer many of the questions residents of the Township may have about the water and sewer system.

The MCEA will explore the amount of water that will be drawn, and will accordingly determine what the water and wastewater systems will look like.

***We haven't shown the placement of the system or what it looks like yet because the Environmental Assessment will determine the best solution.*** Whichever system is chosen, it will provide sustainable drinking water to the proposed project and will not have a negative effect on groundwater levels.

What is being proposed for Lakeport Beach is a communal system, however the MCEA study will look at a variety of options. Communal systems can be found in many smaller municipalities because they are modular and thus scalable. This means that water and wastewater systems will always operate at the optimal

rate for the needs of Lakeport Beach, even as the project is built out. ***The system will not start out with a capacity of 800 houses, but will slowly be built up to that capacity. This ensures costs remain manageable throughout the building of the project.***

Management of community water and wastewater management systems is heavily regulated by the Province of Ontario. To be clear, water and wastewater systems of this type actually return water significantly cleaner than it comes in and are very common.

As outlined in the Altus Group Fiscal Impact Study, the costs for operation, maintenance, repair, and lifecycle (replacement) will be charged to the residents of the Lakeport Beach project only via their monthly water bill. The estimated cost would be \$86/month which is in-line with the costs of these systems to users in other municipalities who utilize them. This cost assumes the 800 households using the system, however, as we mentioned above, this is a system that would be built in several parts so that the first residents aren't paying for the whole thing. Once fully built out, \$825,600/year would be coming in to cover the operation, maintenance, repair, and lifecycle costs of this system, which, as per the experts who put together the Fiscal Impact Study and regularly do these types of calculations for varying levels of government, is an appropriate amount.

***The Township would be responsible for charging users of the system and making the decision about where and when to replace the system. These operational and maintenance costs are taken into account in the amounts listed in the Fiscal Impact Study and, as mentioned above, would only be covered by users of the system.***

Landlab will pay for 100% of the costs associated with the initial building of the system. The future costs of the management of the Lakeport Beach water and wastewater management systems will be 100% borne by the residents of Lakeport Beach.



We would encourage those with questions about the costs to read the [Fiscal Impact Study](#) that can be found at [LakeportBeach.ca/Documents](#) and those with technical questions about the system to attend the public engagements associated with this study; details can be found at [LakeportBeach.ca/Environmental-Assessment](#).

A participant asked about how services will be budgeted for before the project is complete.

Q: Over the 6 year buildout period, each household is going to pay \$80 a month. How will this work if you only build 80 homes a year? How will the total amount of funds needed to operate the systems be collected if fewer houses than expected are built? Can you verify that you won't raise property taxes?

As outlined in the Altus Fiscal Impact Study, the costs for operation, maintenance, repair, and lifecycle (replacement) will be charged to the residents of the Lakeport Beach project only via their monthly water bill. The Township would be responsible for charging users of the system—this is generally done through a local improvement tax that is charged only to users of the system. The estimated cost would be \$86/month per Lakeport Beach household. This is in line with the costs of these systems to users in other municipalities who utilize them. This cost assumes 800 households using the system, however, because the system is scalable, it would be operating at optimal rates irrespective of how many users are currently on the system. The system would grow commensurate with the growth of the project. This is a highly efficient way of providing servicing to new projects, and is regularly used in other municipalities. ***The use of a local improvement tax that is only charged to users of the system also ensures that these costs are not attributed to any other households in the Township (and thus don't affect their property taxes).***

All operational and maintenance costs are outlined in the [Altus Fiscal Impact Study](#). **Landlab will pay for 100% of the costs associated with the initial building of the system. The future costs of the management of the Lakeport Beach water and wastewater management systems will be 100% borne by the residents of Lakeport Beach.** We would encourage those with questions about the costs to read the Fiscal Impact Study that can be found at [LakeportBeach.ca/Documents](#). Landlab has also written a blog post summarizing the study that can be found [here](#). Landlab encourages those with technical questions about the system to attend the public engagements associated with the MCEA study; details can be found at [LakeportBeach.ca/Environmental-Assessment](#).

A participant expressed concerns around an increase in traffic.

**Q: Can the road infrastructure that's currently in Grafton handle an increase in traffic?**

Preliminary traffic counts have shown that the roads can handle the estimated increase in traffic. These studies are ongoing and all of this information will be shared on the [LakeportBeach.ca](#) website when the final numbers and complete studies are available. Landlab would also be more than open to having discussions with the local farming community about additional accommodations that can be made for farming vehicles.

*If anyone would like to share ideas about accommodations for farming equipment on local roads, please let us know!*



A participant asked about emergency services.

**Q: How will the issue of the railway tracks be addressed? Please explain what will happen if there is a 911 emergency and the trains are blocking the tracks?**

Fire protection is built into the infrastructure plan because the design of the proposed neighbourhood will include fire hydrants. The ability of firefighters to respond to emergencies at Lakeport Beach will be substantially improved over many other areas in the Township because of the existence of fire hydrants on the site.

As many are aware, there are railroad crossings to the east and to the west of the Lakeport Beach land. The distance between the two crossings is roughly 3.5 km, while the longest trains allowed in Canada are 3.7 km-long. In the absolute worst-case scenario of a single train stopping at exactly the right place to block both of those crossings, there is another crossing 0.4km to the east of the easternmost crossing, and one just under 2km to the west of the westernmost crossing. In the highly unlikely worst-case scenario, the firefighters would need to drive only a few thousand meters out of the way to access the neighbourhood.

Landlab is also in early talks with a Canadian technology company that is able to track trains and provide information to emergency responders in real time so they know where the trains are passing and when. Our intention is to work with the County to implement the system County-wide, since residents currently living along the southern end of the Township would presumably also already be at risk should a train block any crossings. This approach would solve a problem that already exists for hundreds of households in that area.

Approval of the project will be contingent on satisfying the Township, County, and Provincial requirements on these matters.



## ENVIRONMENT

A participant asked about Landlab's commitment to education

**Q: Would you support working with local schools using your development as a learning lab?**

Landlab would absolutely be interested in working with local schools. We would also whole heartedly support the use of the green spaces and land within the project for educational purposes. We actively work to include educational components within our neighbourhoods, from natural playgrounds to educational signage, because these add interest and a sense of wonder to the community.



## LANDLAB DEVELOPMENTS & HENDRICK FARM

A participant asked about the Hendrick Farm lawsuit that is currently ongoing.

**Q: How is the lawsuit with Hendrick Farm residents against you going?**

The matter at our other community involves a small group of residents who want to end the public use of the green space in front of their house. They're demanding a ban on "picnic tables and picnic activities... frisbee playing, mountain biking, jogging, skating rinks" (Amended Application to Institute Proceedings, September 3, 2021). They want to stop people—including their neighbours—from enjoying public green spaces that existed long before the complainants moved in. Landlab is fighting this because we strongly believe that publicly accessible green space is at the heart of a healthy community.

The current agricultural space is now home to over 70 community garden plots, a chicken coop, orchards, beehives, other green and community spaces in the summer, and a community ice rink that the neighbourhood children are able to enjoy in the winter. Throughout the year it continues to be home to community activities ranging from a post-Halloween pumpkin walk, to weekend yoga classes organized by residents, to an annual scone breakfast. While the labour-intensive agricultural model that existed prior proved unsustainable financially, the current model allows for the continued preservation of this green space in the heart of the community, and ensures that Hendrick Farm residents and the general public can continue to enjoy it as a community-focused agricultural resource.

We could have settled this a long time ago if we had simply privatized this community amenity, but we stand by our stated principles of community building and public access to green spaces. The vast majority of our residents continue to welcome the public into the parks, trails, and green spaces in the neighbourhood and have moved here because they see a sense of community as a benefit of the type of neighbourhood they want to live in. Landlab does not believe in the privatization of amenities that should rightly benefit all, and we are proud of the community that continues to grow at Hendrick Farm.

A Participant asked about Landlab's experience.

Q: How many developments has Landlab built?

Q: When did you start building Hendrick Farm?

Q: How many units have been built?

Lakeport Beach would be Landlab's fourth development, and second of this scale. Construction on our third development, Hendrick Farm, began in 2016 and we now have approximately 200 units moved into or under construction.







## NEXT STEPS

Landlab has committed to continuing the engagement process to ensure that local stakeholders will continue to have a voice in the process as these important elements are considered and decisions are made.

The best way to stay informed about upcoming townhalls is to subscribe to the Lakeport Beach newsletter via the form at the bottom of the webpage at [LakeportBeach.ca](https://LakeportBeach.ca) and to regularly check the website. We've also been made aware that Canada Post mailing lists appear to miss many of the houses in the Township; we have added a form at the bottom of the [homepage](#) on our website where you can input your address so we can personally mail you notices for upcoming townhalls. Once Landlab has completed this stage of planning, more work will remain on refining some of the more detailed elements of the plan, including specifics for designing, building, programming, and animating the significant portions of green space, parks, and other public amenities within the proposed area.