

# LAKEPORT

— BEACH —



## TOWNHALL PUBLIC ENGAGEMENT SUMMARY

MARCH 22, 2022

# VIRTUAL TOWNHALL MEETING

On March 22nd at 7:00 PM, Landlab hosted a virtual townhall meeting to discuss its Lakeport Beach proposal with the residents of Alnwick/Haldimand.

In advance of the meeting, all residents of Alnwick/Haldimand with a publicly listed address were mailed a notice for the meeting with instructions on how to participate via Canada Post. Landlab also ran ads for the townhall on social media, and listed the details on their [website](#).

## TOWNHALL PANELISTS

### **Moderator:**

Aidan Grove-White, Strategy Corp

### **Landlab Representatives:**

Sean McAdam, President

Fred Brisco, Vice President, Operations

Jules Ribi, Managing Director

### **Economic Consultant:**

Daryl Keleher, Altus Group





The first portion of the meeting consisted of Landlab providing an overview of the proposed Lakeport Beach development, and the second portion involved a virtual question and answer session. Participants had the ability to submit questions via the chat function on Zoom. A moderator from Strategy Corp, who assisted with the virtual consultation, read the questions from residents for Landlab team members to respond to.

This document contains a summary of the questions asked by Alnwick/Haldimand residents during the virtual townhall. The responses below are a mix of answers that were given during the townhall, as well as answers to questions that were asked in writing but never addressed during the meeting due to time constraints. Questions and answers are organized by category. This document is available on the project website at [LakeportBeach.ca](https://LakeportBeach.ca) to ensure open access to information about the proposal as it advances.

# QUESTIONS + ANSWERS

## PLANNING PROCESS AND ZONING

A few participants asked about the Lakeport Beach site and the planning rules as they relate to the land currently.

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“Why should it be allowed here in this rural area? Why do you feel that you can create the largest community in our whole township in an area that it is [sic] not allowed in our growth and development plan ?”

“Why not build such a project within the defined settlement boundaries of A/H? Can you please state clearly what the land is currently zoned for?”

“How can this even be considered when the PPS clearly states farm land and EP land is to be protected?”

“As farmers and owners of land we are limited to severing two one acre lots of from [sic] our properties of a certain size. Farmers have to follow the rules why not outside developers?”

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The Lakeport Beach project would be located in the south-east corner of Alnwick/Haldimand. 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) which 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 large estate lots are a permissible use on this site. And what this means is that, no matter the outcome of the Lakeport Beach proposal, 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 demand for 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 LPAT ruling determined that very large private lots were permitted uses of the land within the provincial documents and the municipality’s Official Plan. These large lots would not generate significant quantities of jobs or tax revenue, and they would certainly not be affordable. They 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. That is not only sprawl, but it is an inefficient and wasteful use of a prime land resource, and it is exactly what Landlab fights against in their projects.



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. Landlab would also be responsible for payment of infrastructure that would be installed.

The Lakeport Beach proposal is sustainable residential living that places 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 the best way forward on development of the land.

## A participant asked about the current approval status of the Lakeport Beach proposal.

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**“Are the mayors and councillors etc in this area supportive of this project?”**

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At the September 2021 Council meeting, Landlab asked Alnwick/Halifax Councillors to consider asking the province for a Minister’s Zoning Order (MZO) to simplify the layers of zoning and permissions on the land and to shift approval power back from the province to the Township. Council rejected that request in a 3-2 vote, asked for further studies, and Landlab agreed.

Landlab has not asked Council to approve the proposal yet. Even after an MZO approval, there would be a whole municipal approvals process to follow to get the proposal approved. Alnwick/Haldimand Council has been clear that they want more details and Landlab has endeavored to provide them. The proposal is currently undergoing additional public consultation and study, and has created the [LakeportBeach.ca](https://LakeportBeach.ca) website to provide open access to information.

A participant asked what would happen to the land if the Lakeport Beach proposal doesn't move forward.

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"I agree with using housing density more efficiently. But to be clear, if this plan doesn't go thru [sic], the landowner will build this acreage into estate lots and homes instead. Could you confirm that would be the plan?"

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Yes. Under current permissible uses, these lands will be used to build large estate homes, which, given current land and house prices in the market area, will no doubt cost far more than a million dollars each.





## PROJECT DESIGN

A participant asked about Landlab’s experience and overall vision for Lakeport Beach.

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“Your [sic] calling this a one of a kind development. But you’ve also stated that youve [sic] done 5 other developments, how experienced are you then?”

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Landlab has been in operation for 20 years, and consists of a small but dedicated team of professionals that are dedicated to the creation of meaningful places. Landlab draws its inspiration from tried and true planning techniques largely found in the world’s most beautiful old villages. Their development style—which has come to be known as [Adaptive Development](#)—involves looking at a site and determining the best use for it from a social, historical, demographic, and environmental standpoint. In this way, every project has the same founding principles but is unique to its site.

This approach includes ensuring a broad mix of housing types are included—to provide options for people in different stages of life and with a variety of incomes—and clustering homes to protect, enhance, and create new green spaces and community spaces. All of Landlab’s homes, irrespective of housing type, also enjoy the same focus on high-quality architecture and benefit from the use of high-quality materials. You can learn more about Landlab at [landlab.ca](https://landlab.ca).

To develop the draft plan for Lakeport Beach, Landlab partnered with world-renowned urban planning firm, DPZ CoDesign. DPZ has designed some of the most renowned village-scale projects around the world over the last 30 years.

A participant asked how many residents are expected to live in the Lakeport Beach proposal.

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**“What is the projected population of this community?”**

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The Lakeport Beach proposal envisions a mix of housing types, from single family homes and townhomes, to bungalows, small cottages, and ground floor one-storey units for seniors. While it is too early to provide an estimate on the number of residents—because the types of housing will impact this number—approximately 800 units are anticipated.

Several participants asked if houses would be available to buy prior to the development.

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**“Is there a goal for the total number of houses that would be sold prior to development?”**

**“When does construction commence? Can we pre-buy before the homes are built?”**

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Right now, Landlab is engaging with residents and the Council from the Alnwick/Haldimand Township, Northumberland County, and the Province of Ontario.

There is a series of required approvals to ensure that the project can advance, so it is too early to discuss the sale of houses.

A participant asked if the proposal would have commercial spaces.

“Yes please comment on the “old villages” style as I don’t see any commercial spaces?”

Landlab’s Lakeport Beach plan calls for a small number of commercial spaces that can enhance the proposed community without bringing in competition for local businesses.

Landlab envisions ground floor access for small commercial businesses that residents might frequent on a more regular basis like a corner convenience store (for between grocery runs), a coffee shop, a small restaurant—businesses that would allow residents of the project to take a stroll over to them rather than drive elsewhere.

Landlab envisions second and third storeys for service-based businesses that are currently missing in the Township, like doctors, dentists, physiotherapists, hair salons, etc.





A participant asked how Landlab expects to address issues around short-term leasing. That participant then answered their own question a little later on.

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“Has anyone considered the impact of purchasers buying as income generating rental properties?”

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Same participant provided an answer minutes later: “A/H Planner Jennifer Current has been working on a Short Term Rentals By-law for our township. There will be a public meeting announced in the near future.”

A few participants asked about access to public spaces and their maintenance.

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“What is the guarantee that the public would be allowed on the protected beach front ? I wonder how long the idea of private homeowners paying for public green space will last. How can you prevent those in the development from limiting access to parks by the public.”

“Who will own the beach? the town? who pays for facilities and maintenance?”

“Who controls the monthly funds?”

“Will homeowners at Lakeport Beach own their house and lot, or just the house?”

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As we've mentioned, about 40% of the land at Lakeport Beach will remain green space. This includes forested areas with trails, large and small parks, natural playgrounds, and the 1.3 km of pebble beach along Lake Ontario.

Over the years, Landlab has developed a very effective model of greenspace preservation which puts shared green spaces under public easement. That means that they're open to public use, irrespective of who lives close to them.

Landlab establishes homeowner's associations for its developments. The residents own their homes and lots, and 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, and it is collectively used to pay for the private upkeep of the green spaces, as well as 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.

Interestingly, in many cases at other Landlab developments, municipalities have asked if they can take over green spaces after they have been built because they realize what a benefit these spaces are to everyone.



## INFRASTRUCTURE

Numerous participants asked questions about the plans for the water and wastewater systems, and how they will work in terms of financing and operation.

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“People want to move to the middle of nowhere so they can have neighbors within arms reach and drink water from a lake that is the sewer for over 30 million people in the great lakes water basin ?”

“Are the per user water and sewage costs based on full capacity in terms of houses sold and will the per use costs rise significantly if not all houses are sold or built as planned?”

“Why haven’t you provided what this water system will look like in your sketches? How will you be impacting the shoreline of Ontario? How are you going to work with the fact that Lake Ontario can go from still waters to white caps within hours. Why haven’t you shown us this yet?”

“How would taxpayers have security that they wouldn’t be on the hook for future maintenance/replacement of the water system?”

“Where and by whom are the funds that are put in reserve to replace the sewage treatment and water systems? Who makes the decision as to when and where to replace the system?”

“Can you confirm all of these costs are built into \$80 a month?”

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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 process only requires two points of public engagement but Landlab has decided to proceed with four. Residents of the Township can find out more at [LakeportBeach.ca/Environmental-Assessment](https://LakeportBeach.ca/Environmental-Assessment).

The MCEA study is what will determine exactly what the water and wastewater systems look like. We haven't "shown" 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 affect neighbouring wells.

What is being proposed for Lakeport Beach is a communal system. This type of system is used in many smaller municipalities because it is modular and thus scalable. This means that water and wastewater systems will always operate at the optimal rate for the needs of Lakeport Beach.

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. They are much more environmentally-friendly than septic fields, and they are very common.

As outlined in the fiscal 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. Some have questioned whether this number is too low. It would

mean \$825,600/year is coming in to cover the operation, maintenance, repair, and lifecycle costs of this system, which, as per the experts who put together the fiscal 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 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 Study that can be found at [LakeportBeach.ca/News](https://LakeportBeach.ca/News) and those with technical questions about the system to attend the public engagements associated with this study and whose details can be found at [LakeportBeach.ca/Environmental-Assessment](https://LakeportBeach.ca/Environmental-Assessment).



A few participants asked about local school capacities to accommodate new families moving to Lakeport Beach.

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“I do have a question about where families in this community will send their kids to school? Our schools are already at capacity.”

“I’d be interested to know what the statistical information is based on? I.e Schools being at 52% capacity.”

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The fiscal study examines existing enrollments and capabilities in schools nearby, and how much capacity is available in all of them.

Of the nearest schools serving each panel (elementary & secondary) within each school board (Public and Catholic), three of the four schools are operating below capacity, with the Public Elementary school operating at 52% of capacity, with just 119 pupils for 231 pupil places. These numbers are provided by the school boards.

You can read more detail in the fiscal study at [LakeportBeach.ca/News](https://LakeportBeach.ca/News)

A few participants asked how much parking was planned to accommodate families and visitors.

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“I don’t see any space for car parking off the streets, looks like a tight pack! Where’s the parking for all the people who come to the public beach?”

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Landlab recognizes that most families in the Township are likely to have two cars, which has been factored into the urban planning and proposed draft plan for Lakeport Beach. The draft plan for the Lakeport Beach proposal uses the lot sizes, housing models, and garage/carport sizes that are currently in use at other completed Landlab developments, and in most cases this parking is located at the back of the home so that house facades are focused on the people who live in them, rather than their cars. The majority of households include 2-car parking, with only smaller units (like the 1-storey seniors units) including 1.5 parking spots per unit (this allows for 1 spot/unit plus plenty of extra guest parking).

For households with more cars, or those expecting visitors, Landlab also includes guest parking sprinkled throughout the neighbourhood, along with plenty of on-street parking options.

The proposed plan also includes increased amounts of public parking close to the commercial spaces near the beach. We would like to note that comments from local opponents have included both those who say that the beach is inaccessible because of its rocky nature, and those who are convinced that it will be swarmed with Torontonians intent on sunbathing. Given the nature of the shoreline and the diversity of opinion among existing residents, it's not obvious that this pebble beach will become a crowded destination unto itself.

This type of development would also be ideal for a carsharing service, as it has the required density, and this would help support households that might not have the funds to afford a second car.



A participant asked about plans in case of emergency, and how emergency access will be guaranteed to the new development.

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“Please explain what will happen if there is a 911 emergency and the trains are blocking the tracks on hwy 30, townline road, thomas road, Wicklow beach road?”

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Fire protection is built into the infrastructure plan. 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 mentioned, 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.



## AFFORDABILITY

A few participants asked if Landlab could elaborate on what the monthly cost to homeowners would be, and how specific levels of affordability can be ensured.

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“Will you provide truly affordable geared to income housing which is part of a [sic] existing villages and towns? Will you be building geared to income subsidized housing?”

“Since this development, if approved, will not be built for many years, and given the rapid increase in housing prices generally, how can you ensure any specific level of affordability?”

“Can you advise what the monthly cost to homeowners would be inclusive of water/sewer, park maintenance etc?”

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Landlab feels very strongly that a healthy community includes a variety of housing price points. That’s why Landlab’s proposal not only guarantees that 10% of Lakeport Beach units will be at least 10% less than market prices, but also includes a broad mix of housing types and sizes. While it’s impossible to predict the exact building prices at this time, Landlab’s current target prices range from the mid-\$400,000s to over \$1 million.

It’s important to note that if you want affordable housing you can’t talk only about price, you also need to talk about size. Offering smaller units is just as important as larger units, especially when considering those buying their first



home, younger couples, and retirees/downsizers. At the end of the day, smaller units are less costly to build, require less land, and are less expensive to heat and maintain. Even with the increase in building costs that we've seen over the last couple years, allowing for more modest units will result in more housing affordability.

It's also important to note that prices will be affected by how long it takes for a project to receive approvals. The longer it takes the more costly a project becomes because of the financing costs associated with carrying the land.

In terms of monthly costs, as we mentioned, water/wastewater costs are likely to be below \$90/month which is pretty standard for those with access to non-private water/wastewater systems. We also anticipate the homeowners' association fees being pretty affordable at an estimated \$50/month - for more details on this please see answers to the questions about access to public spaces and their maintenance.



## ENVIRONMENT

A few participants asked about the environmental impacts of the Lakeport Beach proposal.

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“Given your intention to accommodate seniors, young families and low income residents in a community lacking in any commercial amenities, has any consideration been given to providing public transit?”

“What will be the greenhouse gas emissions impact of this development? I.E., the commuting, detached home heating options, waste water methane emissions?”

“Have any studies been done on the potential impact to migrating birds and wildlife?”

“There are bank swallows on the site which are listed as threatened and the ESA “prohibits harm or harassment of the species and damage or destruction of its habitat..” will the lakefront park be blocked from people walking along the shore ? How?”

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As mentioned earlier, the Lakeport Beach proposal does include some commercial amenities.

Having a density that is higher than sprawling estate lots is also a great way of moving towards the possibilities of having public transit. Public transit requires density that the Township currently does not offer.

The density and housing types that Landlab builds are demonstrated to require less heating costs/energy usage overall. No carbon footprint assessment has been done at this time, as it's not one of the planning requirements needed in order to develop in Ontario, however modern building codes are incredibly stringent. We ensure that all our developments meet or surpass those standards when it comes to necessities like insulation and air exchange systems. In addition, keeping the water & wastewater system local, not as much energy is used to pump the contents of the system very long distances.

There have been multiple environmental assessments on the subject property over the last 15 years, including one that Landlab recently had completed in 2021. These included site inspections over many seasons and, according to these studies, no endangered species of birds or other animals have been found on the Lakeport Beach property. In addition, the most recent study states: “Despite our intentions to conduct Targeted Grassland Bird Surveys and Bank Swallow surveys, the appropriate habitat required by these species was not present on site in the agricultural fields or the fallow areas” and “No nesting habitat for bank and barn swallows was observed on site.”

As a note, Landlab plans on preserving both the shoreline—and a large setback from it—in its natural state. A great deal of thought has been put into the environmental aspects of the proposal and they have included it in every aspect of the planning process.







## NEXT STEPS

Landlab has retained WSP to undertake a Municipal-Class Environmental Assessment (MCEA) for the Lakeport Beach site. More on this process and opportunities for engagement can be found at [LakeportBeach.ca/Environmental-Assessment](https://LakeportBeach.ca/Environmental-Assessment).

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.

Once Landlab has completed this stage of planning, much 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.



## TOWNHALL - GENERAL QUESTIONS

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Can I watch the townhall from March 22nd, 2022?

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The townhall was not recorded, however Landlab has uploaded the presentation to [LakeportBeach.ca/News](https://LakeportBeach.ca/News)

During the townhall, Landlab received a number of questions from the public. They have been summarized and addressed here so that everyone can have access to the same information.

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Where can I read the economic developments study?

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The Lakeport Beach Fiscal Impact Study completed by Altus Consulting can be found at [LakeportBeach.ca/News](https://LakeportBeach.ca/News)

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How many consultations are you planning to do? Will Landlab host in-person events?

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Landlab is planning to do 8 direct consultations over the next 12 months or so and is hoping to host the next one (anticipated for early May) in-person.

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What is the best way to stay updated and get invites to the consultations?

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The best way to stay up to date 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 out the website.

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My neighbour got a flyer in the mail, but I didn't, why?

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Landlab sent the townhall notice to all registered addresses with Canada Post. If you didn't receive one, we recommend you contact Canada Post directly.

**THANK YOU!**