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PUBLIC CONSULTATIONS



An aerial watercolor illustration of a coastal town. The top of the image shows a wide beach with several small boats in the water. Below the beach is a green field, and then a dense residential area with various houses and trees. The bottom of the image shows a street with parked cars and more houses. The entire illustration has a soft, painterly style.

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Townhall Meeting Agenda - March 22, 2022

- Introductions
- Landlab presentation
- Questions/Answers/Discussion
- Closing





landlab Inc.



landlab inc.





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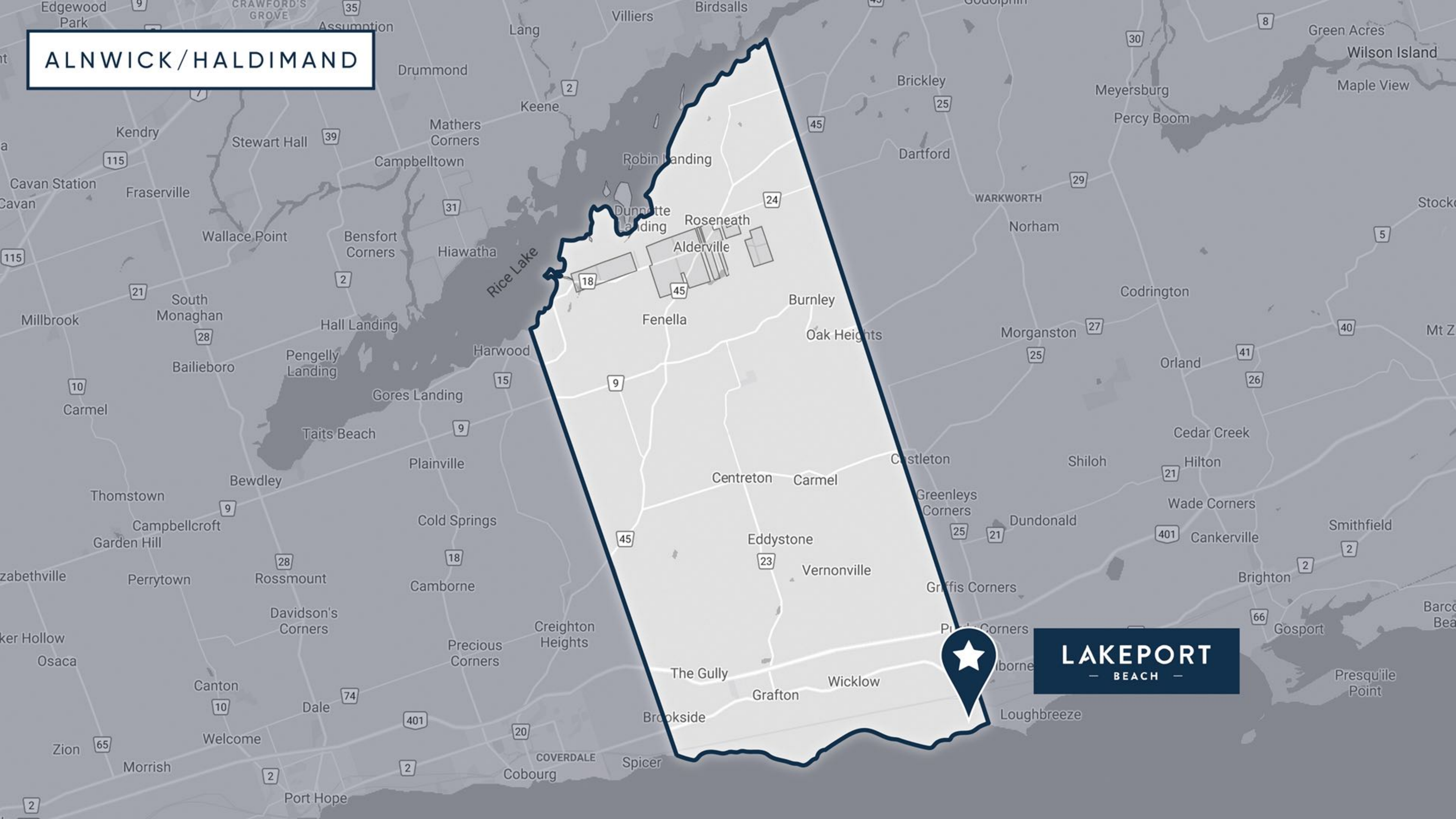


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ALNWICK/HALDIMAND



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Beachfront Park



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Drainage Ditch



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Main Boulevard



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Green Corridors



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Mix of Homes



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Pocket Parks



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Cottage Courts



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Seniors' Cottages



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Natural Beach



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Beachfront



**SITE PLAN
COMPONENTS**

SOCIAL BENEFITS

Mix of housing types



**SINGLE FAMILY
HOMES**

1,800 sq. ft. - 2,400 sq. ft.



TOWNHOMES

1,200 sq. ft. - 2,100 sq. ft.



BUNGALOWS

600 sq. ft. - 1,500 sq. ft.



COTTAGES

700 sq. ft. - 1,100 sq. ft.



**GROUND FLOOR
SENIORS' UNITS**

500 sq. ft. - 1,000 sq. ft.



AltusGroup

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ECONOMIC STUDY

Tax Revenue

- \$4.3M new annual revenue for Township and County





Township Development Charges

\$10,205 per unit

\$8.2 million total to Township

County Development Charges

- \$3,289 per single-detached unit
- \$2,569 per townhouse unit

\$2.3 million total to County





Water Servicing

- On-site water supply system
- \$8.1-\$11.1 million capital cost
- Developer covers capital cost of the system

Wastewater Servicing

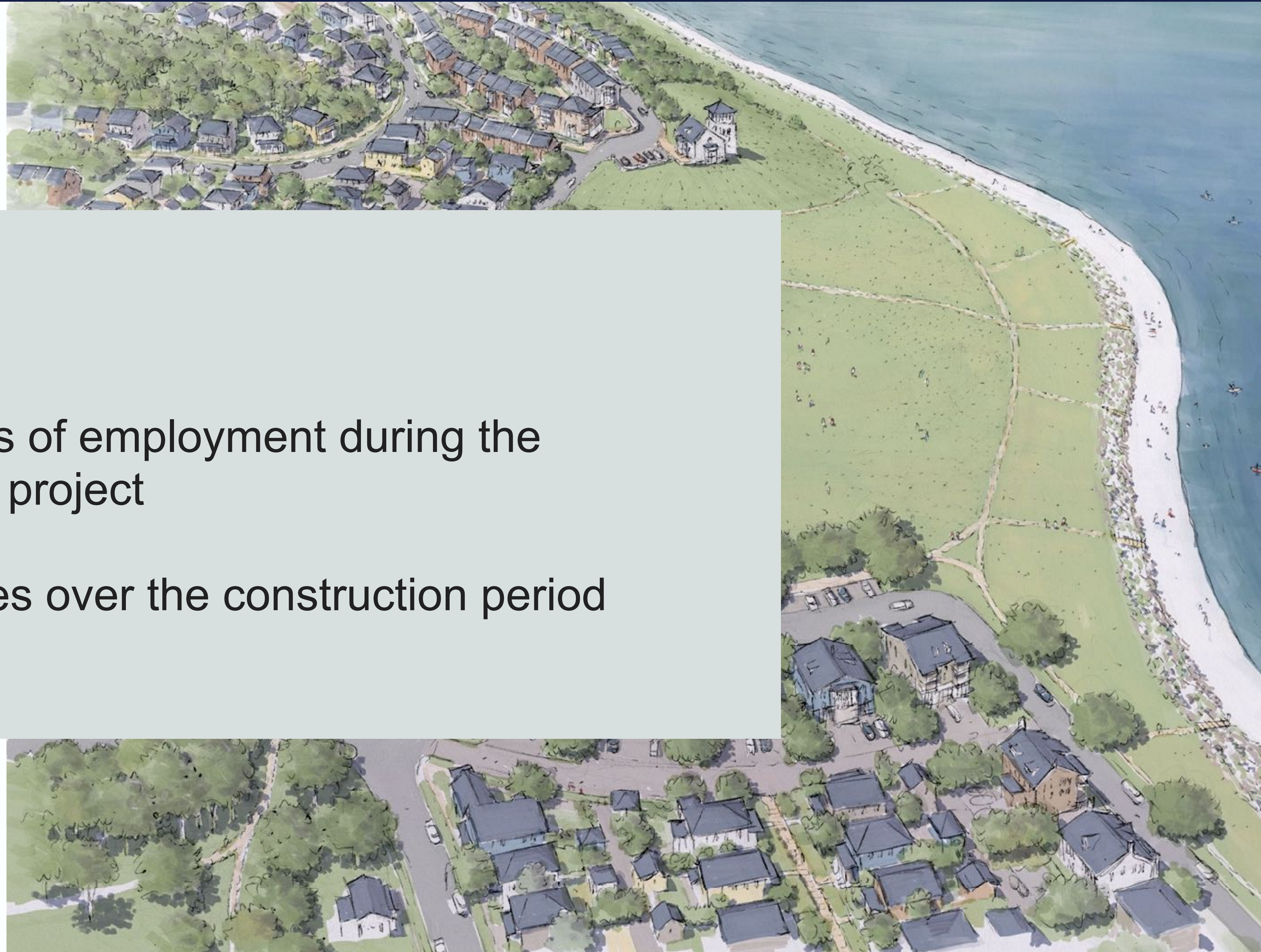
- On-site treatment plant
- \$9.1-\$11.6 million capital cost
- Developer will cover capital cost



- Only users of the system pay to operate and maintain
- Developer pays for all capital costs
- Annual operation cost: \$569,600
- Annual lifecycle cost: \$256,500
- Total household cost: \$1,033/year or \$86/month

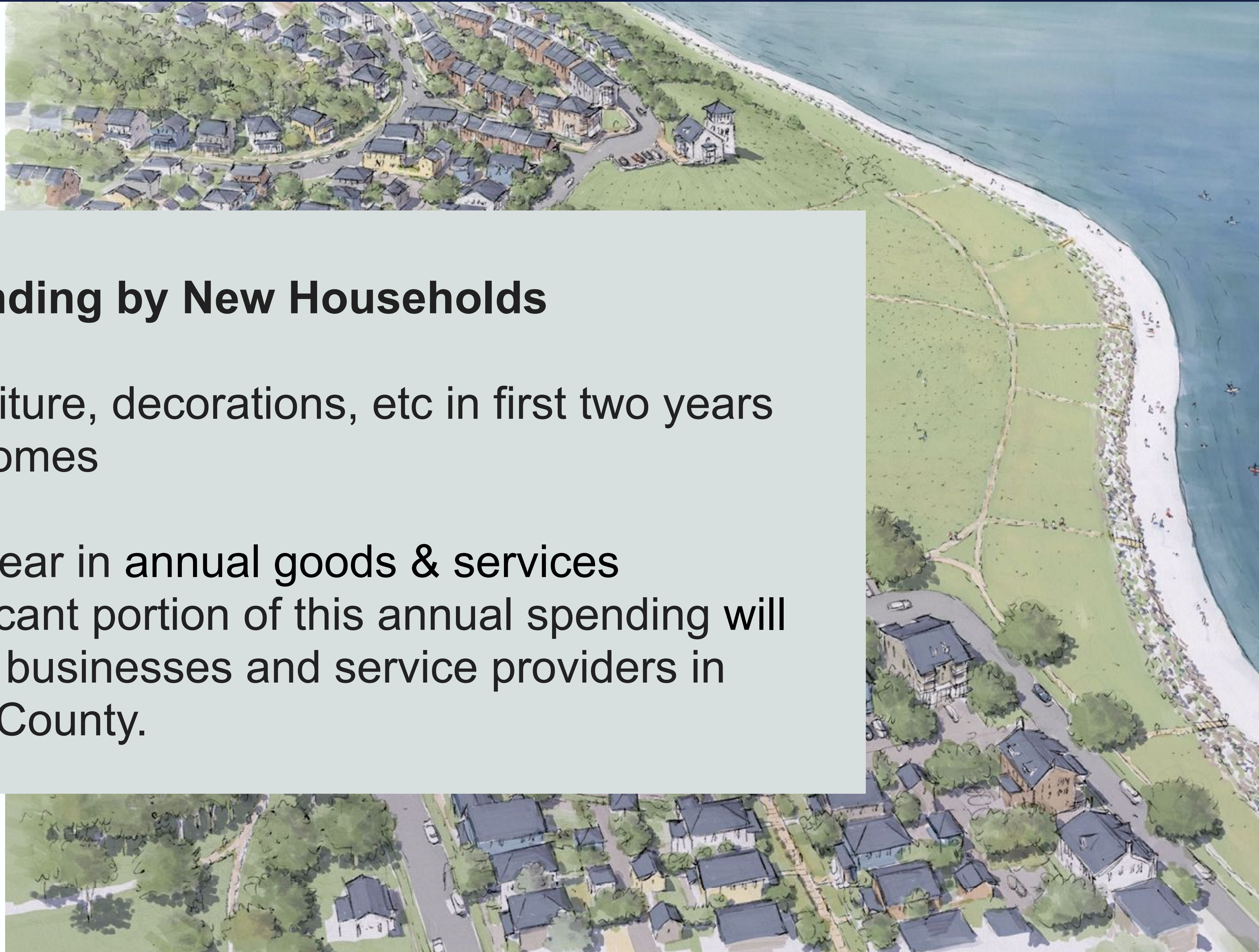


Wastewater Operating & Lifecycle Costs



Employment

- 2,080 person-years of employment during the construction of the project
- \$97 million in wages over the construction period



Annual Retail Spending by New Households

- \$3.6 million in furniture, decorations, etc in first two years of occupation of homes
- \$39.5 million per year in annual goods & services spending. A significant portion of this annual spending will be done at stores, businesses and service providers in the Township and County.

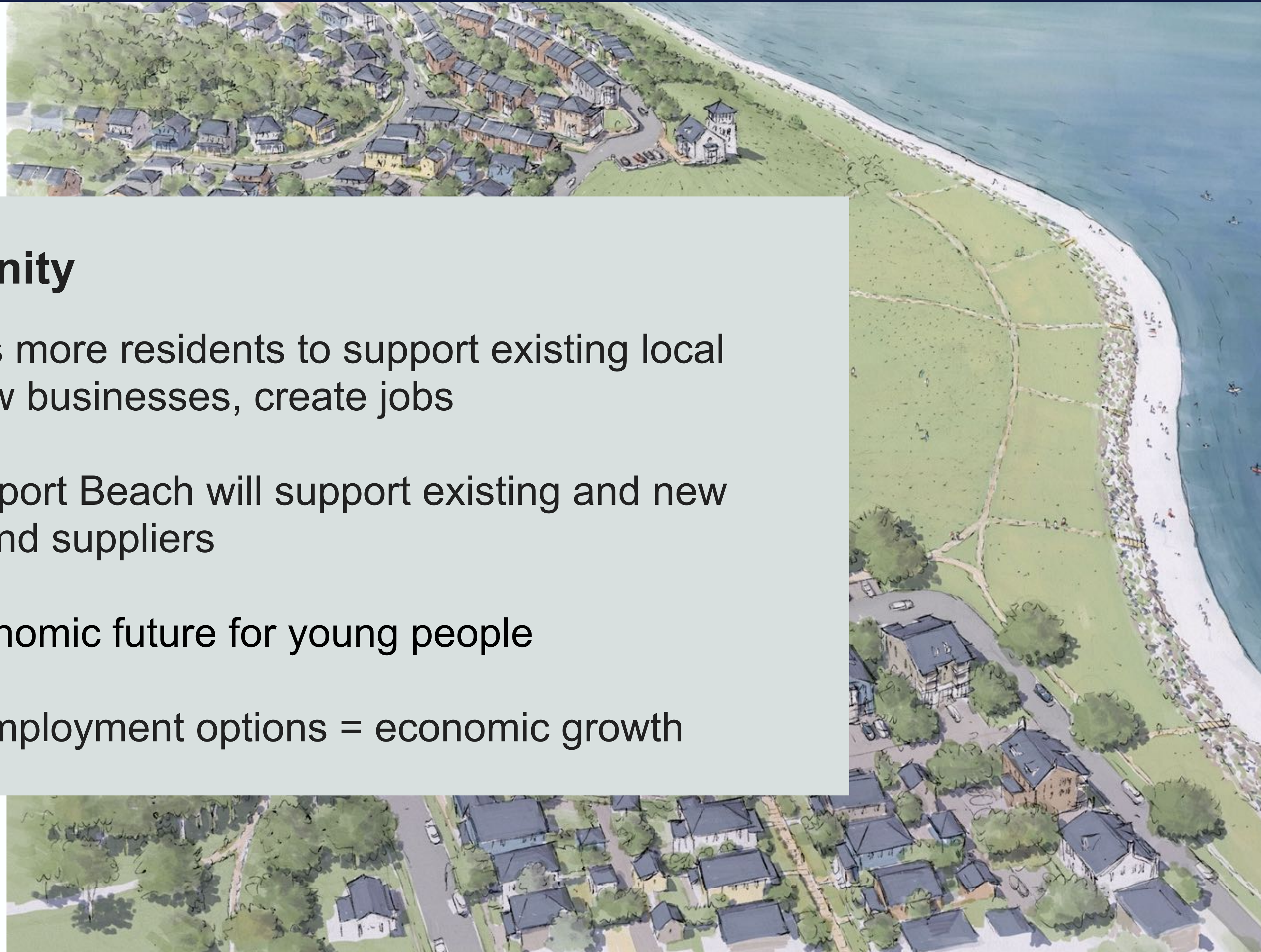


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COMMUNITY BENEFITS

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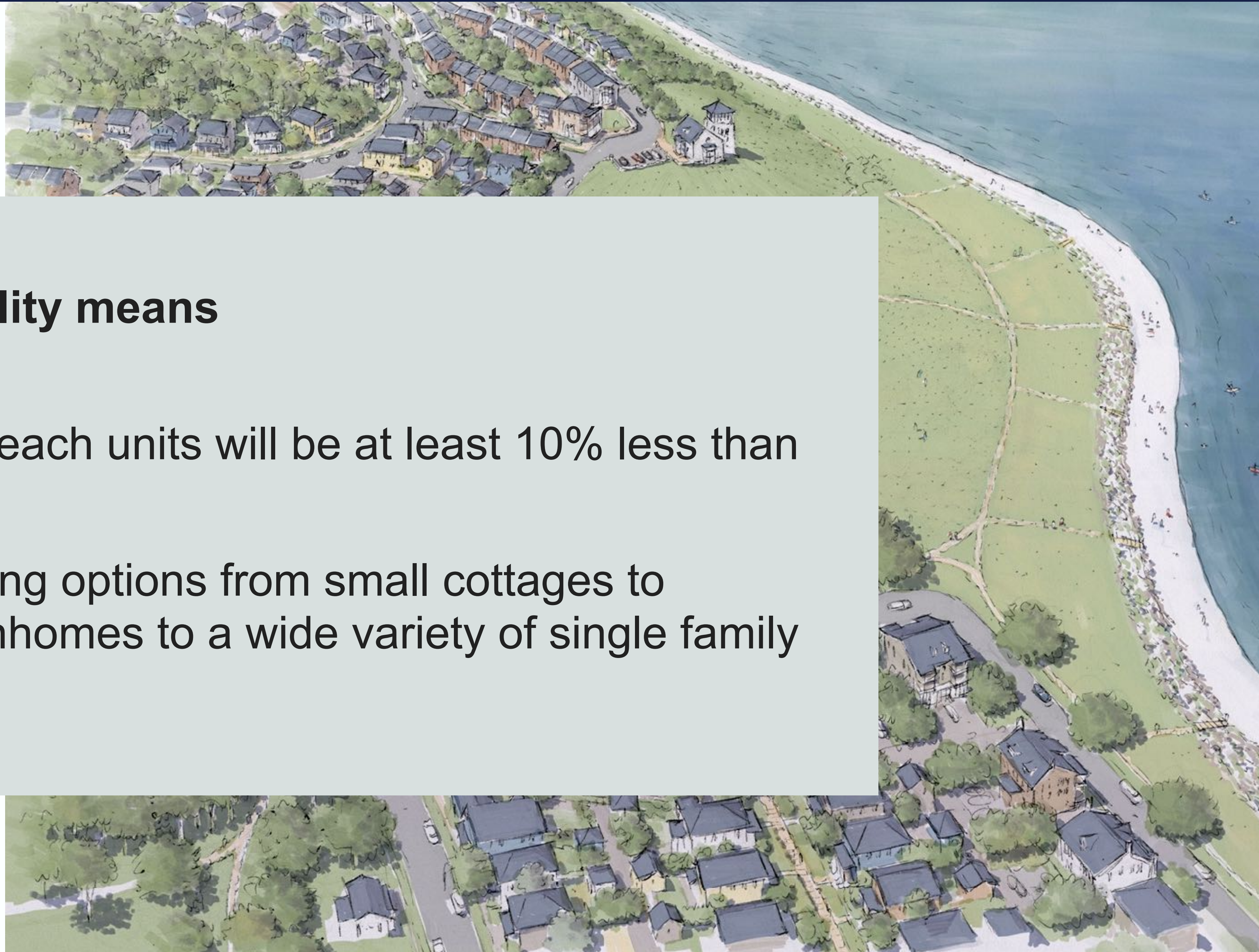


Economic Opportunity

- More housing means more residents to support existing local businesses, start new businesses, create jobs
- Construction of Lakeport Beach will support existing and new local jobs in trades and suppliers
- Jobs provide an economic future for young people
- Housing options + employment options = economic growth

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Improved affordability means

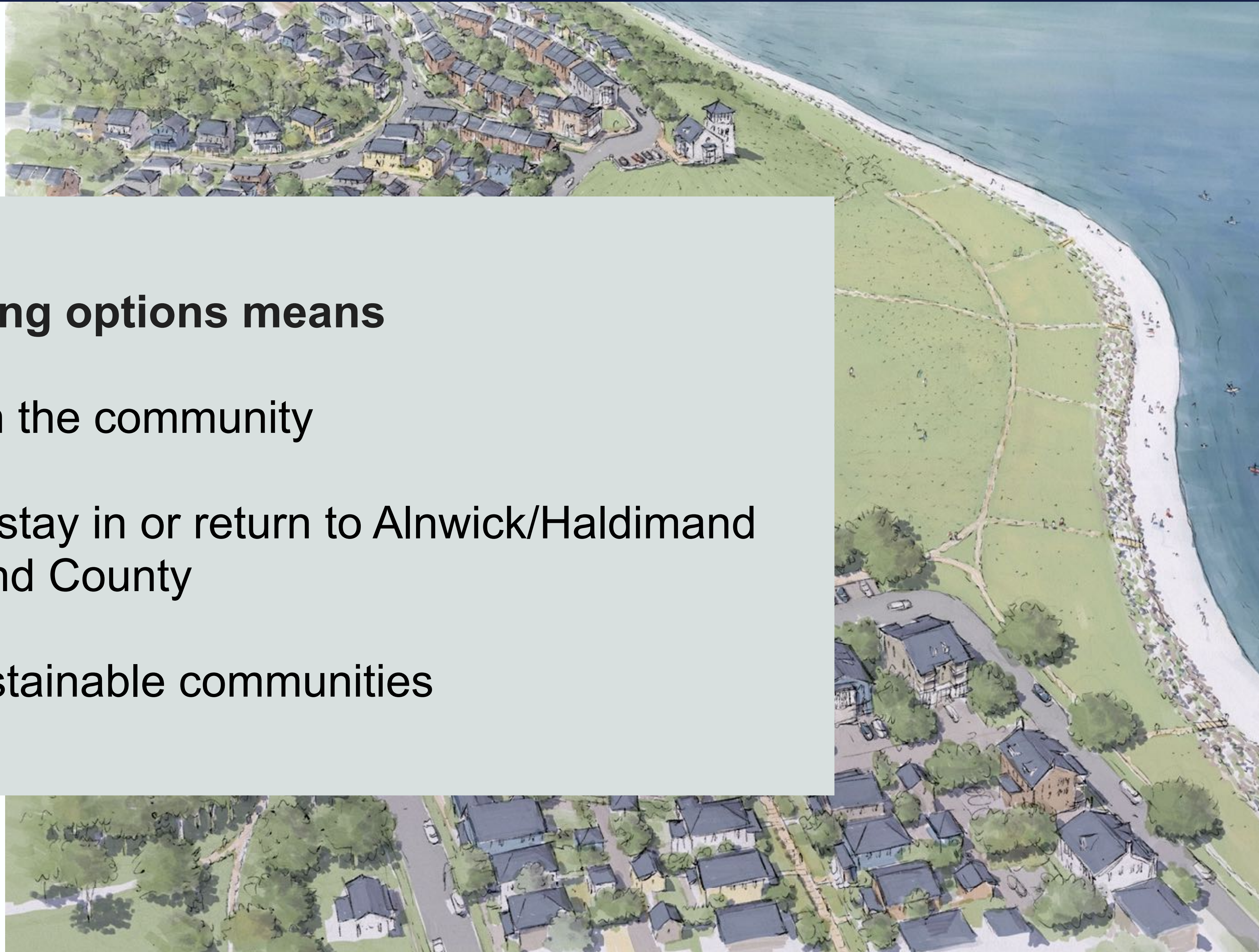
- 10% of Lakeport Beach units will be at least 10% less than market prices
- Broad mix of housing options from small cottages to apartments to townhomes to a wide variety of single family homes

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Broad mix of housing options means

- Seniors can stay in the community
- Young people can stay in or return to Alnwick/Haldimand and Northumberland County
- Healthier, more sustainable communities



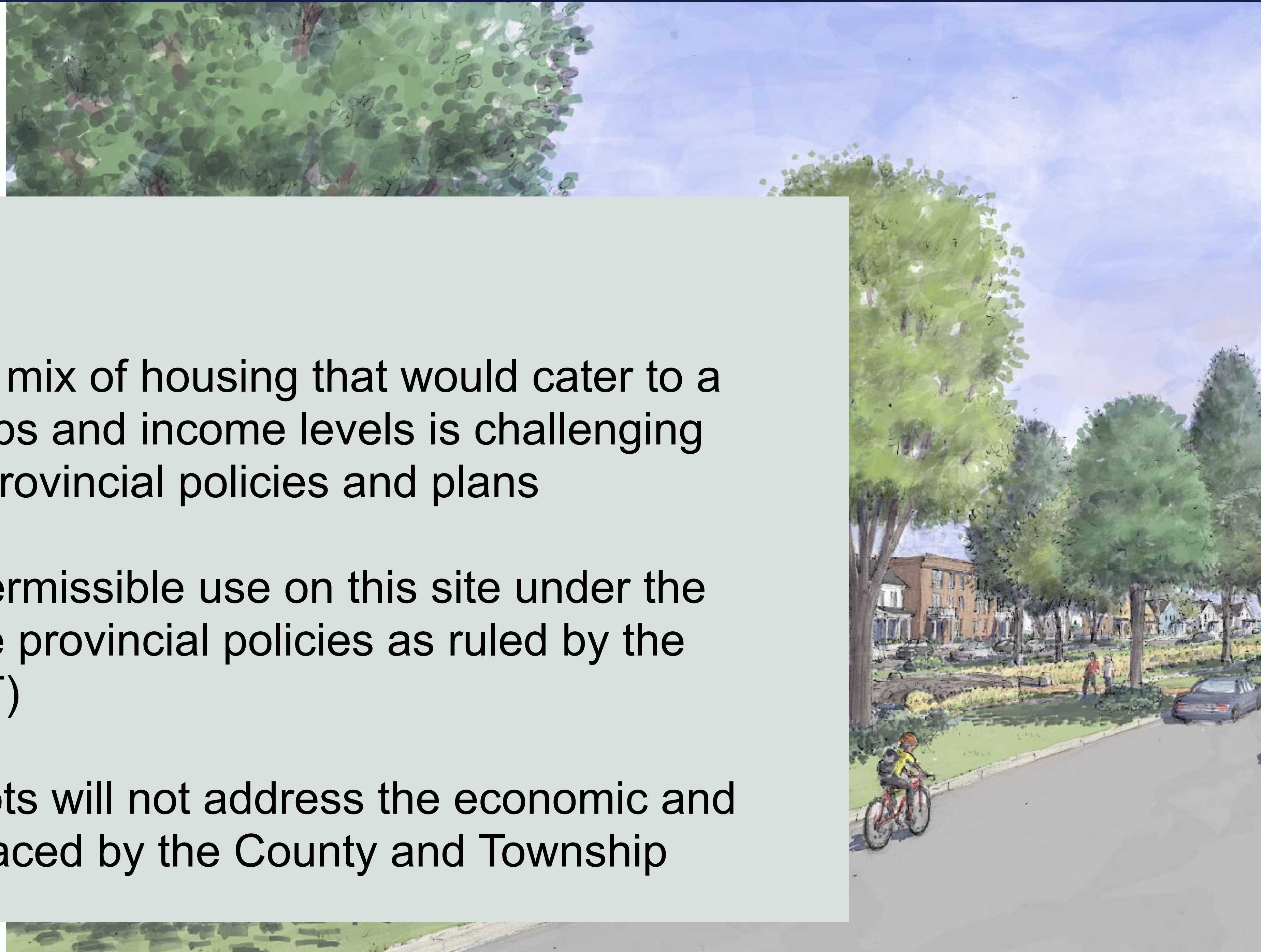


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APPROVAL PROCESS

CHALLENGE

- Creating a broader mix of housing that would cater to a variety of age groups and income levels is challenging under the current provincial policies and plans
- Estate lots are a permissible use on this site under the official plan and the provincial policies as ruled by the LPAT (now the OLT)
- Millionaire estate lots will not address the economic and social challenges faced by the County and Township





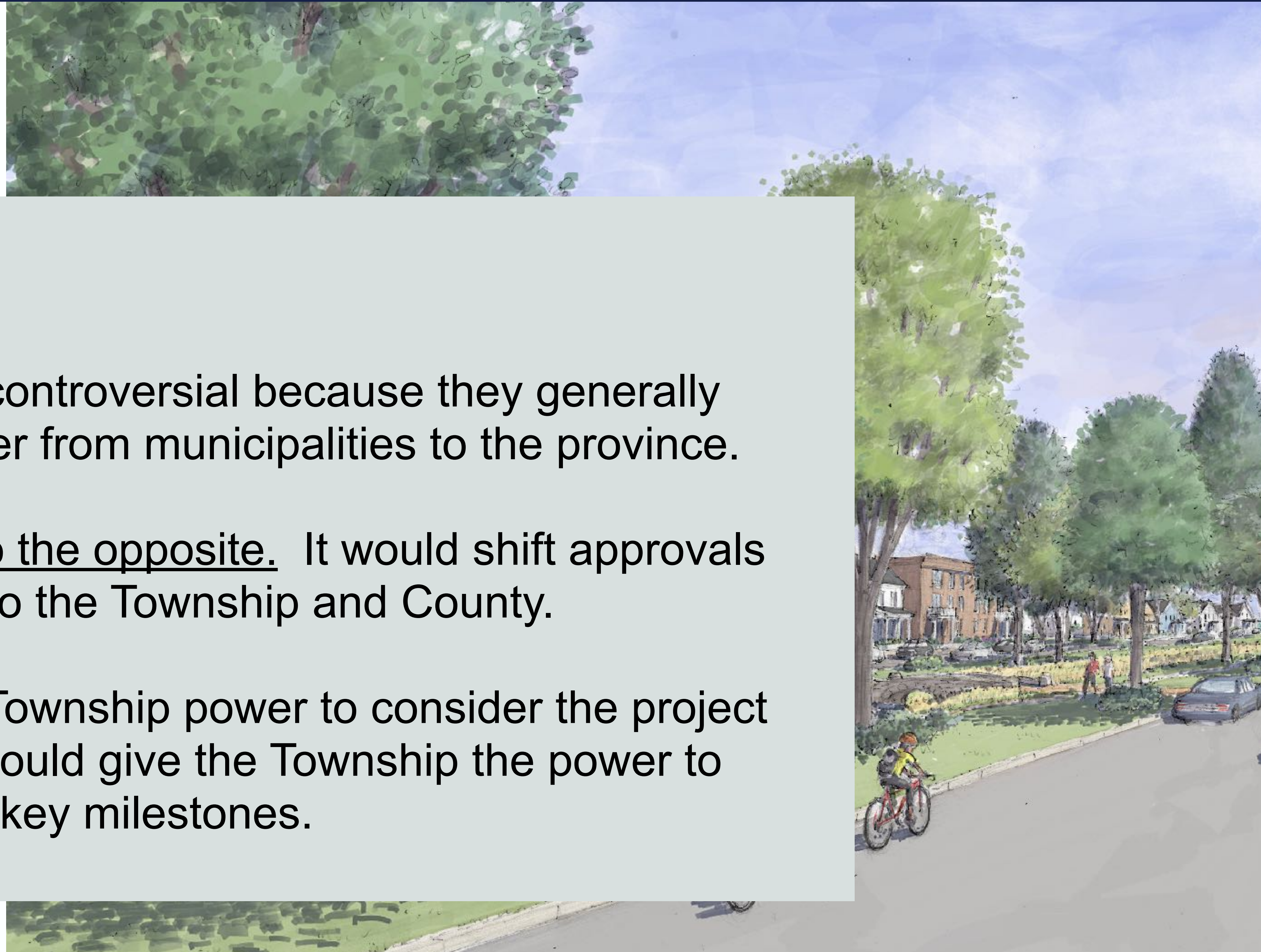
SOLUTION

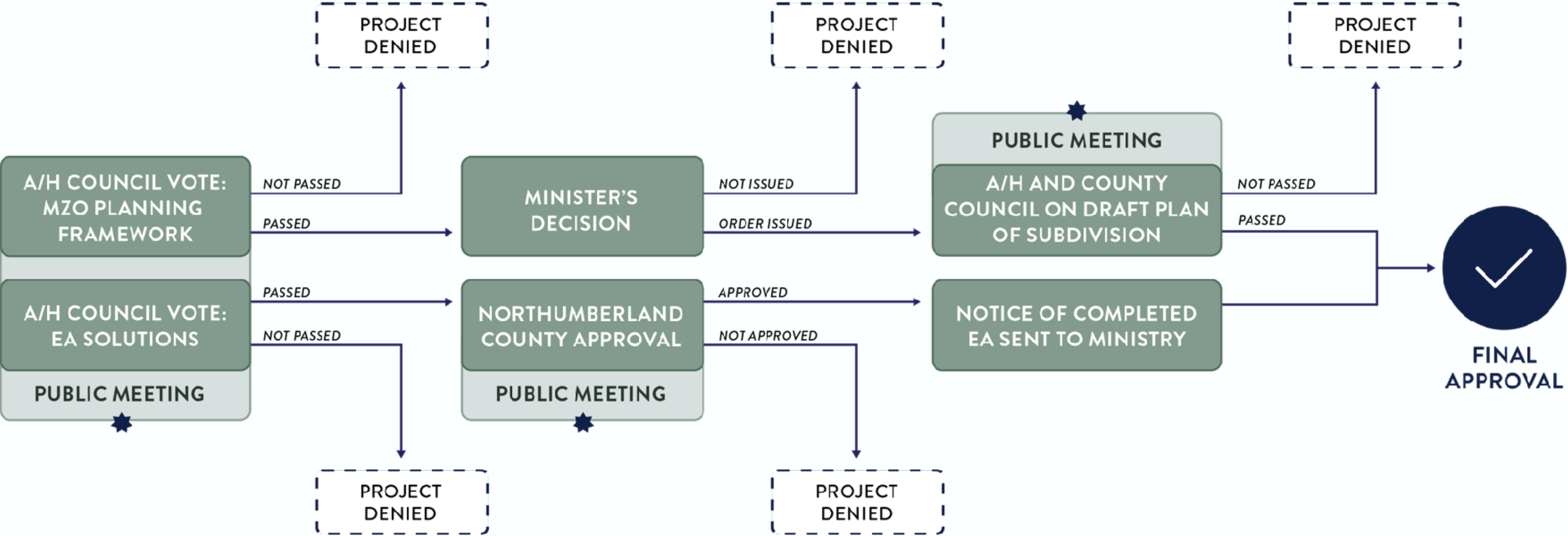
- In consultation with Ontario planners, Northumberland County and the Province it was suggested that the goals of the project could be achieved through a process known as a Ministers Zoning Order (MZO)
- An MZO would set the foundation to allow the Township and County to fully evaluate the Lakeport Beach proposal at the local level — decision-making is therefore returned to the County and Township
- It would hold us to our commitments to the environmental rehabilitation and greenspace creation and protection



SOLUTION

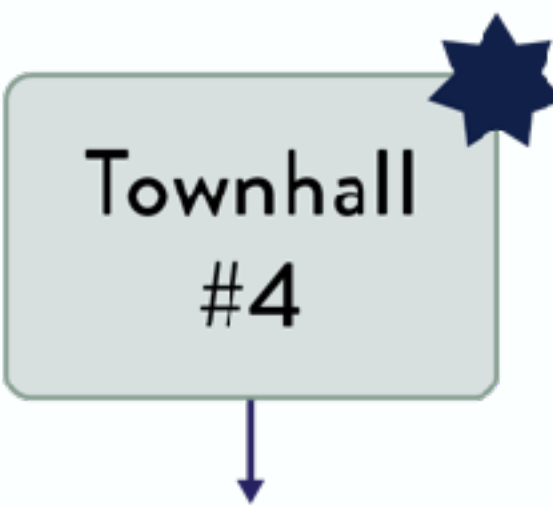
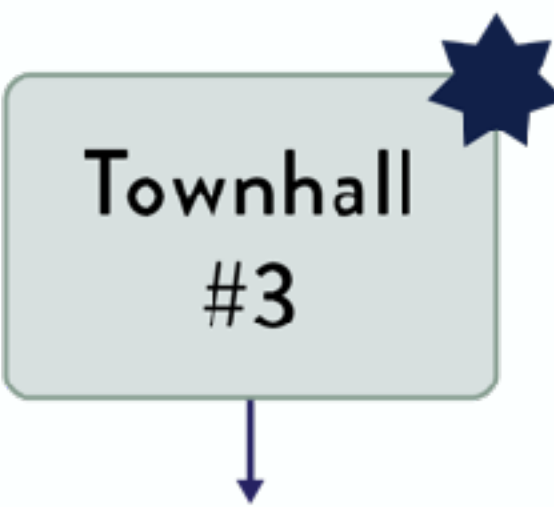
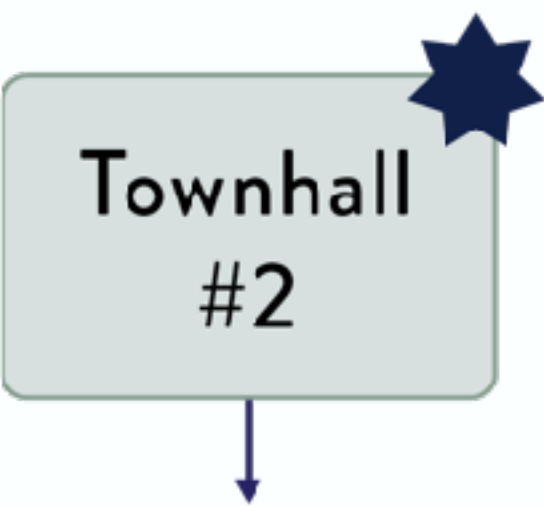
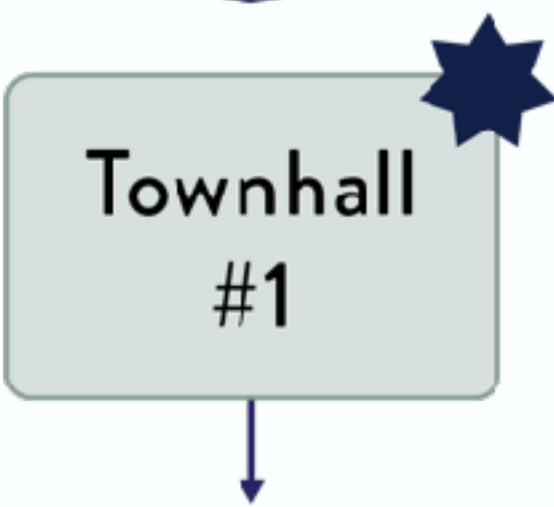
- MZO's have been controversial because they generally shift approval power from municipalities to the province.
- Our MZO would do the opposite. It would shift approvals from the province to the Township and County.
- It would grant the Township power to consider the project on its merits and would give the Township the power to block approvals at key milestones.



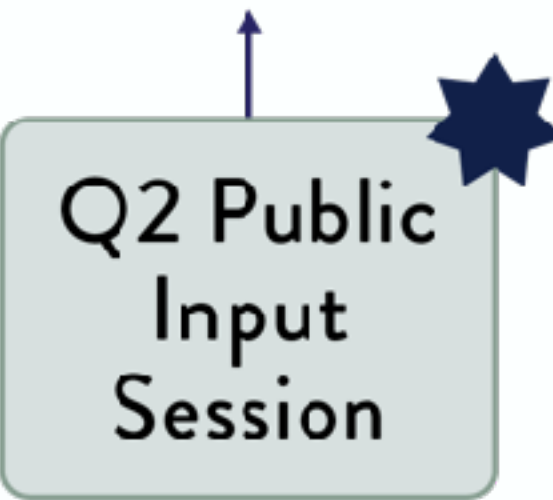


★ = public input

WE ARE
HERE



ENVIRONMENTAL ASSESSMENT (EA PROCESS)
Transportation, Subdivision, Infrastructure



★ = *public input*

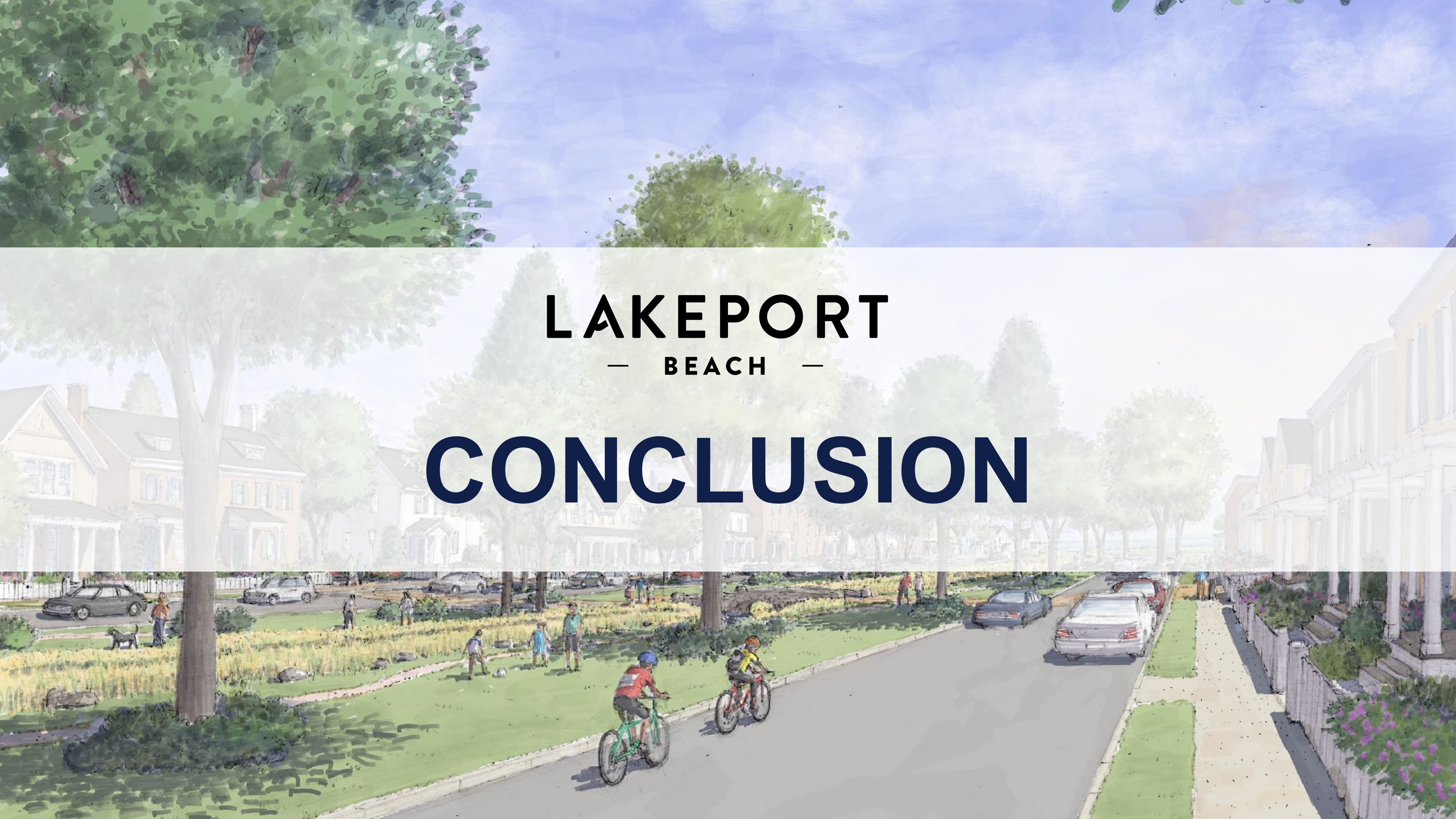


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FURTHER STUDIES





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CONCLUSION



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- All benefits outlined are unique to Landlab proposal
- Creates a substantial tax surplus that allows support for existing residents and programs
- Takes pressure off farmland by concentrating development on land already slated for housing
- Environmentally, economically and socially sustainable



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- Only Lakeport Beach residents will pay water, and wastewater infrastructure that they use but will create a tax revenue surplus for all
- It is a project which will help to reinforce a sense of community, by accommodating residents of all types – young, family-age, and elderly
- Lakeport Beach is a once in a generation opportunity for Northumberland County and Alnwick/Haldimand



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