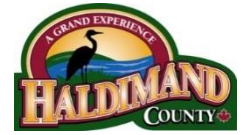

HALDIMAND COUNTY

Report PED-PD-35-2018 Zoning Amendment to Facilitate Plan of Subdivision-Beattie Estates



For Consideration by Council in Committee on August 28, 2018

OBJECTIVE:

To request that Council consider a proposed amendment to the Town of Haldimand Zoning By-law 1-H 86 to facilitate the development of Beattie Estates plan of subdivision in Caledonia.

RECOMMENDATIONS:

1. THAT Report PED-PD-35-2018 Zoning Amendment to Facilitate Plan of Subdivision-Beattie Estates be received;
2. AND THAT application PLZ-HA-2015-069 to amend the Town of Haldimand Zoning By-law 1-H 86 by Wildwood Developments Inc. be approved for reasons outlined in Report PED-PD-35-2018;
3. AND THAT the Zoning By-law Amendment attached to Report PED-PD-35-2018 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
4. AND THAT the "Holding (H)" Provision Removal By-law attached to Report PED-PD-35-2018 be passed and the General Manager of Planning and Economic Development be granted authority to remove the Holding provision when all conditions relating to the matter are satisfactorily addressed;
5. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2014, Provincial Growth Plan 2017 or other matters of provincial interest.

Prepared by: Mike Evers, MCIP, RPP, BES, Manager, Planning and Development

Respectfully submitted: Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

Applications for a plan of subdivision and an accompanying zoning by-law amendment were submitted by Wildwood Developments Inc. to facilitate a residential development in the southern portion of Caledonia in late 2015. The project, known as Beattie Estates would consist of a maximum build-out of approximately 700 residential units including a mix of single detached and townhouse dwelling styles. The subdivision would be constructed with a new municipal road network between McKenzie Road and River Road. The development will be fully serviced by municipal water and sanitary services. The proposed draft plan of subdivision was presented to Council on June 19, 2018 and meets County and Provincial density targets, addresses functional requirements, and has received draft plan approval. The proposed zoning would implement the subdivision proposal including special provisions allowing for a range of alternative lot sizes and setback standards.

BACKGROUND:

On February 6 and 12, 2018, and June 19, 2018, a series of Public Meetings were held before Council in Committee regarding the review of a draft plan of subdivision for Beattie Estates in Caledonia. At those meetings, a series of information reports were presented which examined the development details including an assessment of the Plan of Subdivision and Zoning By-law Amendment application. The subdivision consists of approximately 700 units (single detached and townhouse dwellings). The draft approved plan can be seen in Attachment 2.

Following the public meeting component including two separate reviews by Council, a draft plan was formally approved by the General Manager of Planning and Economic Development. As part of that draft plan approval, a series of conditions were established and one of those conditions is the requirement for implementing a zoning by-law amendment to be passed by Council. The purpose of this report is to present that amending by-law to establish the necessary zoning to facilitate the development of the approved subdivision and to satisfy the aforementioned condition.

Land Location and Description

The subject lands are located within the urban boundary area of Caledonia, along the southern extent of the community (Attachment 2). The lands run between McKenzie Road and River Road, with an approximate area of 43.9 hectares (108 acres). The lands are vacant of any buildings but do contain hydro and gas transmission infrastructure within a dedicated corridor that runs along the entire northerly boundary. There is a mature woodlot at the southeast extent of the property, as well as a watercourse near the west end of the site that runs in an north-south orientation. Both of these features would be retained and integrated into the subdivision design and will be zoned for Hazard Land to restrict uses.

ANALYSIS:

All matters pertaining to Provincial and County policy frameworks were reviewed and appropriately addressed as part of the previous information reports PED-PD-06-2018 and PED-PD-29-2018, and approval of the draft Plan of Subdivision has been granted. Since there are no issues with the principle of land use, a detailed planning analysis was not required for this report.

Town of Haldimand Zoning By-law 1-H 86

The subject lands are presently zoned “Agriculture (A)” which permits a farm, and a variety of farm related activities as well as a single detached dwelling. The proposed rezoning application will rezone the lands to site-specific Urban Residential Type 1-B (R1-B), Urban Residential Type 4 (R4), Open Space (OS) and Hazard Land (HL) zones as follows:

R1-B Zone—Proposed Single Detached Dwellings (see Table 1 of Attachment 3)

In general, the provisions for the single detached dwellings are intended to allow for efficient use of land; a more dense approach to development to meet required Provincial standards and targets; and, design that allows living space to be closer to the street (with garages recessed) to create a stronger street presence, sense of community and ‘eyes on the street’ effect. The single detached dwellings are proposed to have a site specific Urban Residential Type 1-B (R1-B) zone. The provisions, which are set out in Table 1 of Attachment 3, represent the exceptions to the zone standards and where not listed as an exception, the current zone standard will apply (e.g. minimum of 2 parking spaces per dwelling are required).

R4 Zone—Proposed Townhouse Dwellings (see Table 2 of Attachment 3)

In general, the provisions for the townhouse dwellings are similar in their intent as those for the singles—i.e. efficient use of land; a more dense approach to development; and, design that creates a stronger street presence, sense of community and ‘eyes on the street’ effect. The townhouse dwellings are

proposed to have a site specific Urban Residential Type 4 (R4) zone. The provisions, which are set out in Table 2 of Attachment 3, represent the exceptions to the zone standards and where not listed as an exception, the current zone standard will apply (e.g. minimum of 2 parking spaces per dwelling are required).

Open Space & Hazard Land Zones–Non-Development Blocks/Areas (see Table 3 of Attachment 3)

Those parts of the subject property not intended for development will be zoned to either Open Space (OS) or Hazard Land (HL) to restrict uses to those that are appropriate for the parcels. The proposed OS and HL zones are proposed to be applied as set out in Table 3 of Attachment 3. Also, special provisions will be created for the OS zone to allow for reduced lot area and lot frontage to facilitate smaller parcels for walkways to be incorporated in the plan.

Zoning Summary

To summarize, staff is supportive of the zoning amendment proposal to create specialized R1-B and R4 zones. Staff is also supportive of creating HL and OS zones for the non-development portions of the subject project. A copy of the draft amending by-law to the Town of Haldimand Zoning By-law 1 H 86 is included as Attachment 4. Staff are recommending that a “Holding–‘(H)’” provision be attached to the zoning of the subject lands and remain in place for each phase until such time that there is:

- confirmation of availability of sanitary treatment (i.e. wastewater treatment plant capacity) and sanitary conveyance (forcemain capacity, pumping station capacity);
- transportation system improvements are completed in accordance with the County approved phasing plan; and
- pre-servicing agreement and draft subdivision agreement completion and execution.

A draft ‘Holding (H)’ removal by-law has been produced for the development, and is included as Attachment 5. This is in accordance with the ‘H’ removal delegation process approved by Council to streamline development approvals.

FINANCIAL/LEGAL IMPLICATIONS:

All commenting agencies and departments have provided their input regarding the principle of land use during the processing of the plan of subdivision application, and all technical concerns (i.e. those relating to lot grading, drainage, etc.) are addressed through the subdivision approval process/conditions of draft approval. Further, the required statutory public meetings were held on February 6 and 12, and June 19, 2018, and at that time, the required zoning changes and plan of subdivision were presented to Council in Committee. Notice of the Public Meeting was provided to area residents two weeks prior to the meetings in accordance with the requirements of the *Planning Act*. Further concerns/comments from members of the public were addressed through revisions to the plan of subdivision and a detailed phasing plan which was presented as part of staff report PED-PD-29-2018 on June 19, 2018 and incorporated as draft plan conditions.

The Plan of Subdivision has been draft-approved by the General Manager of Planning and Economic Development, and the appeal period has lapsed with no appeal(s) being filed. In follow-up for the Zoning By-law Amendment, Notice of the Passing of the By-law will be circulated to all parties as required under the *Planning Act* once a decision has been rendered by Haldimand County Council. The required 20 day appeal period will apply to the zoning amendment.

STAKEHOLDER IMPACTS:

All commenting agencies and departments have provided their input regarding the principle of land use during the processing of the plan of subdivision application, and all technical concerns (i.e. those relating to lot grading, drainage, etc.) will be addressed through the subdivision approval process. Further, the required statutory public meeting was held on February 6 and 12, and June 19, 2018, and at that time the required zoning changes and revised plan of subdivision were presented to Council in Committee. Notice of the Public Meeting was provided to area residents two weeks prior to the meetings in accordance with the requirements of the *Planning Act*, and no members of the public submitted formal appeals to the subdivision approval. Notice of the Passing of the By-law will be circulated to all parties as required under the *Planning Act* once a decision has been rendered by Haldimand County Council. The required 20 day appeal period will apply to the zoning amendment.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Draft Approved Plan of Subdivision.
3. Site Specific Zone Provisions.
4. Draft Zoning By-law Amendment 1-H 86.
5. Draft Holding (H) Removal By-law.