
HALDIMAND COUNTY

Report PDD-22-2019 Official Plan and Zoning By-law Amendment to Permit a Millwork and Carpentry Business - Williams



For Consideration by Council in Committee on June 18, 2019

OBJECTIVE:

To consider an Official Plan and Zoning By-law amendment to facilitate the establishment of a millwork and carpentry business.

RECOMMENDATIONS:

1. THAT Report PDD-22-2019 Official Plan and Zoning By-law Amendment to Permit a Millwork and Carpentry Business - Williams be received;
2. AND THAT application PLOP-HA-2019-037 to amend the Haldimand County Official Plan designation of the subject lands to a site-specific 'Agricultural' designation to facilitate the establishment of a millwork and carpentry business, be approved for the reasons outlined in Report PDD-22-2019;
3. AND THAT the By-law attached to Report PDD-22-2019 to adopt the Official Plan Amendment to the Haldimand County Official Plan be presented for enactment;
4. AND THAT application PLZ-HA-2019-038 to amend the Town of Haldimand Zoning By-law 1-H 86 to add a millwork and carpentry business and associated contractor's yard to the permitted uses on the subject property through a site specific zoning provision be approved for reasons outlined in Report PDD-22-2019;
5. AND THAT the Zoning By-law Amendment attached to Report PDD-22-2019 to amend the Town of Haldimand Zoning By-law 1-H 86 be presented for enactment;
6. AND THAT the subject lands be placed under site plan control for reasons outlined in Report PDD-22-2019 and the Site Plan Control By-law attached to the report be presented for enactment;
7. AND THAT the application is considered to be consistent with the Provincial Policy Statement 2014, Provincial Growth Plan 2019 or other matters of provincial interest.

Prepared by: Benjamin Kissner, Planner

Reviewed by: Mike Evers, MCIP, RPP, BES, Director of Planning & Development

Respectfully submitted: Craig Manley, MCIP, RPP, General Manager of Community & Development Services

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

This official plan and zoning by-law amendment has been proposed to facilitate the establishment of a millwork business on the subject farmland that exists as a standalone use. The lands are located southwest of River Road, south of Cayuga and receive direct access from River Road. The proposed

use has been reviewed against provincial policy, which permits on-farm diversified uses and gives direction to municipalities when evaluating the suitability of a proposal of this nature, as well as directing the Planning authority to review the appropriate guidelines that have been prepared by the Ontario Ministry of Agriculture and Rural Affairs (OMAFRA). In addition, the proposal has been evaluated against the relevant sections in the Haldimand County Official Plan, and Town of Haldimand Zoning By-law 1 H 86, and in Planning staff's opinion, is satisfied that the proposal conforms to the Provincial policies in effect, maintains the general intent of the Official Plan and applicable Zoning By-law, and that the land use is considered compatible in the context of existing surrounding development. Site specific zoning will prescribe the range and extent of the use, while site plan control will be applied to all future development. These implementing tools will ensure the use remains appropriate in its design and intensity.

BACKGROUND:

An application to amend Haldimand County's Official Plan and the Town of Haldimand Zoning By-law 1-H 86 has been received to permit a millwork and carpentry business on the subject lands shown in Attachments 1 and 2. The components of the business include: a workshop (743 square metres) and office space (232 square metres), parking area for staff to accommodate the 6 employees; the structures and parking area already exist on the site. The area to be dedicated to this business is approximately 1.4% of the site (i.e. 1 hectare of the 72.46 hectares in total). The proponents have indicated that they will continue to use the arable lands for farming, and will restrict the size of the use to what exists at present. The use, which is not agriculture-related, does not conform to the policies of the Haldimand County Official Plan as currently constituted, nor does it comply with the current value-added agriculture provisions of the Town of Haldimand Zoning By-law 1-H 86.

The subject applications were submitted following a by-law enforcement complaint that was initiated by an individual who runs a similar type of business. The complainant filed his concerns based upon a desire for all 'like' businesses to be treated equally from an approvals standpoint. The complainant's main concern was related to the fact that he was required to file planning applications to establish his business legally in another part of the County, and thus, any similar operator should be required to do same. Given the concern that competitors in the County may not be held to the same standard of review, the complaint was initiated. The County followed up on the complaint and the business subject to these applications was deemed not be in compliance with relevant policies and provisions in force and effect.

The use itself is supported by the Provincial Policy Statement (PPS), which provides policy direction to local governments in order to guide local planning documents and policy. The PPS permits on-farm diversified uses, which includes examples such as the subject proposal, however, Haldimand County's Official Plan does not presently incorporate this sort of additional use in the agricultural areas of the County. Staff will be reviewing this as part of the upcoming Official Plan update. The detailed review of the policy support for this proposal is located in the Analysis section; as a summary, the subject proposal represents a policy change that is included in a detailed manual that has been published by the Province to inform planning authorities. This manual outlines criteria that are intended to support the introduction of on-farm diversified uses (such as the subject operation) by way of setting limits on the scale that this use can achieve on the site. This manual was created to assist in achieving uniformity across the Province in terms of what can be considered as appropriate for on-farm diversified, and other agriculturally oriented, additional-use policies.

The subject property is described as North Cayuga Concession 2 STR Part Lots 30-32 Irregular; known municipally as 1801 River Road. The property is located south of Cayuga, on the west side of River Road. The property is identified as the 'Subject Lands' on Attachment 1.

The subject lands have an area of approximately 72.46 hectares (179.06 acres) in size with direct frontage onto River Road. An aerial view of the subject lands is included as Attachments 1 and 2. The subject lands contain a dwelling, detached garage which includes office space and an agricultural structure where the workshop is located. The balance of the property exists as farm fields, natural heritage areas and manmade ponds for migratory bird habitat.

Immediately adjacent to the subject property to the east is an agricultural use and similarly the lands to the north are used for a farming operation. To the west exists the rural residential properties, and immediately south of the subject lands there are more agricultural lands.

The business operation is known as Steel City Millworks which is an established millwork and cabinetry business that provides services to institutional and commercial clients throughout Southern Ontario. The proponents established the business in 1992 on the subject lands and at that time it complied with the regulations for a home-based business. Since this time, the business has expanded to the extent to which it exists today where it employs a total of 6 people at peak production times. The subject property also sees 3-5 commercial vehicles travelling daily to the site to deliver the materials that are consumed by the business. This application has been precipitated by a By-law Enforcement issue, wherein a complaint was filed that brought the non-compliance to the attention of County staff.

It should be noted that the business type is to be classified as commercial and establishing this use at the site (through the formal approvals process) will result in an adjustment to the property taxes paid. The taxes for the property are determined based on the uses that are established on the site. Currently, the site is taxed at the rates for farm and residential uses, and calculated based on the scale of each use. Should Council approve these applications, the Municipal Property Assessment Corporation will be circulated to notify them of the additional uses being permitted, and they will determine the new tax rate for the commercial use that would be permitted on the site, which will be applied proportional to the scale of this use. In addition, the farm and residential rates will continue to be applied based on the proportions of these uses.

The purpose of the subject report is to introduce the proposal and present draft amendments to the Official Plan and Town of Haldimand Zoning By-law that would establish the principle of use as proposed by the applicant. A future implementation process of site plan control is also proposed to be established through this report in the event that the business expands beyond the capacity of the existing structures, or site works exterior to the buildings are proposed.

ANALYSIS:

The key planning issues are as follows:

Provincial Policy Statement

Planning staff has reviewed the proposal relative to the policy framework of the Provincial Policy Statement, 2014 (PPS). The subject lands are classified under a prime agricultural area within the PPS. The overall intent and purpose of the PPS is that wider prime agricultural areas shall be protected for long-term use for agriculture and that non-agricultural uses in these areas should not conflict with or compromise the ability to undertake agricultural operations. The PPS further sets out policies for Permitted Uses which includes on-farm diversified uses, which are defined as: "Uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products."

The subject proposal can, in staff's opinion, be considered an on farm diversified use. It is noted that the Province's application and interpretation of these permissions has become more broad within the last few years with the issuance of a document entitled "Guidelines on Permitted Uses in Ontario's

Prime Agricultural Area” (Guidelines). The Guidelines from the Province address the subject matter of this application as ‘on-farm diversified’. The publication provides criteria for use considerations, including size limits of a maximum of 1 hectare (or 2% of land area) which keeps the scale of use in check. Further it provides lists and ranges of uses that can and cannot be considered – included in the ‘cannot’ category are things such as manufacturing plants, high water/sewer users, warehousing/distribution centres, large food processors, significant traffic generators, institutional uses (church, school, nursing homes), and recreational facilities (golf courses, arenas, etc.). Included in the ‘can’ category is woodworking, such as the millwork/cabinetry use subject to this application. The last point to note is that Ministry of Municipal Affairs staff reviewed this application in the context of the Guidelines and agreed that this is the type of use/situation that the Guidelines and Provincial policy support. A final note in that regard is that the uses now supported (by Provincial policy) go beyond what is reflected in the County’s Official Plan. That is a key aspect and driver of the Official Plan amendment portion of this application.

The relevant policy (for on farm diversified uses) as described above is presented in section 2.3.3.1 of the PPS, which provides direction that uses: “Shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on guidelines developed by the Province or municipal approaches, as set out in municipal planning documents, which achieve the same objectives”. At this time the Haldimand County Official Plan does not contain policies that address this sort of use, thus staff have utilized the guidelines that have been produced by the Ontario Ministry of Agriculture, Food and Rural Affairs, to assist in determining the suitability of the subject proposal as an on-farm diversified use. An analysis of those criteria is included below:

- i. The use must be located on a farm that is actively in agricultural use;

Planning Comment:

The property is principally agricultural, with lands being actively farmed as an agricultural use. The proposed on-farm diversified use, which occupies less than 2% of the subject property, is clearly secondary to the farm operation. Calculations are shown below (Test 3).

- ii. The use is secondary to the principal agricultural use of the property;

Planning Comment:

The on-farm diversified use is secondary to the principal agricultural use of the property, both by area calculation and applicant’s intent. The lands that make up the balance of the property include an area of 27.3 hectares (60 acres) that is currently, and will remain as cropland. In addition, there are 42.63 hectares (113.2 acres) of natural heritage land, which also will not be affected by the amendments requested by these applications.

- iii. The use is limited in area;

Planning Comment:

The total size of the property is approximately 72.46 hectares (179.06 acres), comprising of the following uses:

- Carpentry Business (the subject of this application) = 1.03 ha (2.55 ac or 1.4%)
- Residential = 1.5 ha (3.3 ac)
- Crop Lands = 27.3 ha (60.0 ac)
- Natural Heritage = 42.63 ha (113.2 ac)

Steel City Millwork is identified as occupying 1.4% of the total property area and will be limited in future growth by a Site Plan and through proposed zoning regulations (see zoning section below). No new buildings are proposed with this application. The Province’s guidelines for on-

farm diversified use identify a maximum usage of 2% for any such use. The proposal aligns with that guideline.

- iv. The use includes, but is not limited to: home occupations, home industries, agri-tourism uses and uses that produce value added agricultural products. Other uses may also be suitable, subject to meeting all PPS criteria; and

Planning Comment:

When the use was established on the site in 1992, it was of a scale that was supported as a Home Industry which is permitted as-of-right in the policies of the Official Plan and the provisions of the Zoning By-law. Since that time, the use has grown to keep up with demand and meet the requirements of the market that it competes in. As a result of this demand, the use has grown to a point where it exceeds what is permitted as a Home Industry (approximately 4 times the size). While the owner still lives on the site, the size of the operation is beyond what would typically qualify as a Home Industry. With that said, the scale of the use, in the context of the site and surrounding area, remains appropriate in the view of staff. Further, this proposal qualifies as a type of use that falls under the category of 'Other Use' (per PPS) that is suitable and meets all the locational criteria.

- v. The use shall be compatible with, and shall not hinder, surrounding agricultural operations.

Planning Comment:

There is no evidence that Steel City Millwork (SCM) hinders the surrounding agricultural operations on the property. However, the proposed business will include landscaping both at the road, along the laneway and at the front perimeter of the building itself to minimize any potential issues. In addition, the existing farming operation will remain and the business will operate during weekday daylight hours only, to minimize possible impacts on the surrounding operations. Overall, the proposed use represents a size and appearance that is not unlike agriculture or agriculture related structures in the surrounding area. Uses of this nature, albeit typically of a smaller scale, can be found throughout Haldimand County in the agricultural areas where they are of a size that conforms to the standards of a Home Industry.

Furthermore, the PPS sets out criteria (Policy 2.3.6.1 (b)) relating to circumstances in which land may be excluded from a prime agricultural area for limited non-residential uses. An analysis of those criteria is included below:

- i. The land does not comprise a specialty crop area;

Planning Comment:

The subject lands do not comprise a specialty crop area, and the soils in the area affected by the official plan and zoning by-law amendment are further constrained since they have been built upon and subject to a use that has been located here for a lengthy amount of time (in smaller form since 1992, current building since 2013). The soil has been subject to compaction and surface treatment (gravelling) for a period of time, it is staff's opinion that the soil quality in the area subject to the official plan and zoning by-law amendment has been reduced beyond the original rating. The classification of the subject lands is consistent with the typical composition of the area.

- ii. The proposed use complies with the Minimum Distance Separation (MDS) formulae;

Planning Comment:

The MDS Formulae is a land use planning tool that establishes a recommended separation distance between a livestock barn and/or manure storage facility and another land use. The overall objective of the MDS formulae is to prevent land use conflicts and minimize nuisance

complaints from odour. The intent of this proposal is to establish an additional use on the subject lands. The proposed use is commercial in nature and is not classified as a sensitive land use, thus the setbacks required under the MDS guidelines do not apply.

- iii. There is a demonstrated need within the planning horizon provided for in (Policy 1.1.2) for additional land to be designated to accommodate the proposed use; and

Planning Comment:

Policy 1.1.2 of the PPS sets out that sufficient land shall be made available through intensification and redevelopment, and if necessary designated growth areas, to accommodate an appropriate range and mix of land use opportunities to meet projected needs for a time horizon of up to 20 years.

Generally speaking, Haldimand County has a sufficient designated employment land supply available to meet the projected needs over the next 20 years. The current proposal began as a legitimate Home Industry and was permitted as-of right, but has grown beyond the current standards. The use is now well established and has become a fixture in the landscape with negligible impacts on surrounding lands. These amendments are intended to recognize what is there, and not to establish a new operation on the site or support an expansion to what exists. The use will be capped at its current size to ensure that it maintains an appropriate scale for the area. Should the business need to grow in future, the applicant will review operations and determine which parts of it can be relocated to a new, serviced location.

This site is suitable to accommodate the proposed uses in terms of size and capabilities, and as such, justifies this additional land being designated to accommodate the proposed use.

- iv. Alternative locations have been evaluated, and:
 - a) There are no reasonable alternative locations which avoid prime agriculture areas.
 - b) There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Planning Comment:

Haldimand County considers all agricultural lands, other than lands that do not form part of a settlement area (i.e. hamlet, urban area and resort residential node), as prime agricultural land. The majority of the soil class for Haldimand County ranges between Class 2 to 4, moderate to severe limitations and, the soil classification on the subject lands is Class 3 or 5 soils, which is consistent with adjacent lands to the north, south, east and west. Alternative locations have not been sought nor evaluated for this on-farm diversified use. The initial operation of the business being secondary to the farm has been successful and harmonious to date, although as Steel City Millwork has increased its production to its current identified limit. When an expansion to the business is deemed necessary, alternative locations for Steel City Millwork will then be considered, including moving portions of the operation as required to a suitable location in a settlement area. The majority of the farm parcel will be left intact, and the arable lands are not indicated to be impacted by the proposal.

Provincial Growth Plan, 2019

The Provincial Growth Plan sets out a policy framework that guides development in a compact and vibrant manner, with emphasis on building complete communities while also optimizing the use of existing and new infrastructure to support growth in a compact and efficient form. As the subject lands are considered to be within the prime agricultural area, efforts are to be taken to ensure that the resource is protected for the long-term economic prosperity, quality of life and environmental health.

Staff have worked with the proponents to determine the amount of land that is required to establish the uses that they desire, while leaving the largest amount of farmland possible unaltered for agricultural uses into the future. Given this approach, plus the fact that no new buildings are being proposed, staff is satisfied that the intent of this aspect of the Growth Plan is not offended.

The Provincial Growth Plan also speaks to the need to provide for an adequate supply of lands for a variety of appropriate employment uses, and that municipalities are to promote economic development and competitiveness. Planned employment areas and lands are identified within the County, but are generally identified as vacant land intended for new developments. The proposed amendments will permit the millwork business at its current scale on the subject lands. This proposal will also ultimately provide an economic opportunity by allowing an existing business within the County to exist at a location where it was established, and has been expanded over time. These applications will provide an opportunity to continue to create a diverse economic base and take into consideration the needs of the operation. As such, the proposal is considered to be in conformity with the Provincial Growth Plan.

Haldimand County Official Plan

The subject lands are designated 'Agriculture' within the Haldimand County Official Plan. Within the 'Agriculture' designation, the land base is to be protected and the use of the lands must be predominately agriculturally oriented. Permitted uses include all forms of farming, as well as land uses compatible with or related to agriculture, including value added uses, secondary uses and agriculturally related uses. The proposal includes a request to consider a use that is not listed previously, and is considered to be an on-farm diversified use – something that is not spoken to in the Official Plan at present but will be addressed as the County embarks upon its Official Plan update starting this year. Given the applicant's need to address the land use permissions issue (stemming from the by-law enforcement complaint), the application must be advanced at this time and cannot wait for the Official Plan to be updated.

As noted earlier in the report, the use was initially established as a home industry. Staff have reviewed the current version of the proposal against the policies contained in Section 5.j.1 of the Official Plan as they relate to home based businesses (which includes home industry), and it is the opinion of staff that the proposed use does not conform to this section. This is due to the scale of the use exceeding what is permitted for a home industry - i.e. up to 25% of the gross floor area up to a maximum of 50 square metres. The use is well in excess of the 50 square metre cap, between completely occupying the accessory structure as well as a portion of the detached garage. As well, the people employed by the use are not restricted to those living on the property, as is the direction of the policies in this section of the Official Plan. There are 6 off-site employees. The fact this use goes beyond the initial home industry classification further creates the need for the Official Plan Amendment.

Land Use Compatibility

Where a new use is proposed on lands which abut a sensitive land use (i.e. in this case a residential dwelling), a compatibility review must be undertaken to ensure the appropriateness of the development and potential for mitigation measures. In this instance the sensitive land use is located to the east of the lands where the proposed amendments are to affect. The property line for the residential lot is located approximately 125 metres from the nearest structure where the proposed use is to be located. The house is setback approximately an additional 90 metres from the nearest lot line where the amendments are to occur. These measurements total to a setback of 215 metres from the nearest barn included in the amendments. The review and measures that need to be addressed include the following:

- i. separation of uses by increased setbacks;

Planning Comment:

The intent of this proposal is to establish permissions to use existing structures on site, and no new construction is proposed at this time. As the lands will be subject to site plan control for the future, any new development on the site and the final details of those designs, will be reviewed and further mitigation measures as may be deemed necessary, can be included as part of the site plan approval process. The review would include the location and orientation of buildings, orientation of use, grading and drainage, landscaping, vehicular movements and parking.

- ii. screening and buffering such as landscape strips, architectural screenings, fences or berms;

Planning Comment:

At present, the subject lands benefit from natural features such as the distances between the subject use and any potential receptors (the nearest being approximately 210 metres), buffering provided by the treeline to the south, and general topography of the area. Site Plan Control will be employed to ensure that if concerns arise as a result of future site works, they can be mitigated using site design criteria which will be utilized where needed.

- iii. location of lighting so that it is deflected away or shielded from adjacent sensitive uses;

Planning Comment:

Any lighting installations would be assessed via photometrics plan and mitigation of light spillage, and will be part of any site plan approvals. At present, staff are not aware of any lighting installations existing on the site. As noted above, the nearest potential receptor is located approximately 210 metres away and separated by natural features such as a treeline and topography. In the future, a photometrics plan would be required at the site plan review stage, if a site plan application is deemed to be required.

- iv. proper location of parking, loading and unloading areas, and outside storage; and

Planning Comment:

The gross floor area of both buildings included in this application is approximately 975 square metres in size. The office component will occupy an area of 232 square metres in the detached garage which is also subject to these amendments. The remaining 743 square metres of floor area is dedicated to the workshop for the business. There is adequate space on the site to accommodate parking for employees. A maximum of 6 would be required and there is a supply greater than that available. Additionally, there is sufficient space on site to accommodate safe loading and unloading of vehicles and equipment.

- v. provision of safe, convenient pedestrian access with minimal interference from vehicular movement.

Planning Comment:

In terms of parking location, customer parking is proposed to be located on the existing gravelled area. The proponents note that the customer traffic to the site is quite limited, and the majority of the people who attend the property are employees.

Another consideration of this proposal as it relates to compatibility is the aspect of traffic. The applicant has indicated that the hours of operation will be during standard business hours of 9-5, Monday to Friday, and that the majority of their business will be occurring off-site. As such, the majority of the traffic will occur at times of the day when people would be commuting to and from work, school, etc. with limited activity occurring throughout the day. The proponents note that on average 3-5 deliveries of materials and supplies occurs to the premise per day, and are delivered directly to the workshop.

Based on the policy framework, Planning staff are of the opinion that this amendment is considered appropriate and will serve to maintain the general intent of the Haldimand County Official Plan by permitting a use on the site that will not have a negative impact on the surrounding land uses, and also, provides a service and benefit to some of those within the agricultural/rural community.

Town of Haldimand Zoning By-law 1-H-86

The subject lands are currently zoned “Agricultural (A)”. The intent of the subject proposal is to establish a site specific zoning provision on the subject lands to permit a millwork business on the subject lands subject to the restrictions described below.

Planning staff are of the opinion that establishment of this additional use is appropriate. More specifically, the type of use is generally commercial in nature, with some of the services taking place off site, so there is a limit to the intensity and potential impact of the additional use to surrounding land uses. The subject lands also provide an opportunity to continue to house a business that has existed in the County since 1992, and provides employment for six individuals.

To ensure that the scale, layout and approach to development is appropriate, a series of special zoning provisions are proposed as follows:

- Carpentry workshop and storage uses will be limited to a maximum area of 743 square metres which houses the current workshop portion of the business;
- A related management office shall be limited to a maximum of 232 square metres, this floor area represents the current size of the management office;
- Cap the number of employees at six (6) which has been identified by the owners as the number of people employed during peak demand; and
- Open storage shall be prohibited in the required front yard.

These provisions would apply to the lands identified in the mapping associated with Attachment 4. The collection of these special provisions will ensure that the use is regulated appropriately and remains small in scale with appropriate land use separations. These regulations apply and will be used in the future if site works are proposed. Any deviation from the above, including expansion to the operation, would require a future application, public process and Council consideration.

Overall, the proposal is appropriate as the proposed use is generally in keeping with the intent of the Zoning By-law and represents an opportunity to create a new commercial opportunity within the County.

Site Plan Control

As noted previously in this report, any future development of the subject lands will be subjected to site plan review and approval from the County. As the subject lands are within an Agricultural (A) zone, a site plan control by-law must be passed by Council given that the ‘A’ zone is exempt from the site plan control process. The site plan control by-law is attached to this report at Attachment 5.

Draft Amendments

Copies of the proposed draft Official Plan amendment (Attachment 3), and a Zoning By-law amendment (Attachment 4) have been prepared and attached to this report. With the approval of the requested Official Plan and Zoning amendment, the proposed development on the subject lands will have a new site specific policy added to the site and the Zoning By-law will have an added site specific zoning provision.

Planning Opinion:

Planning staff has reviewed the proposal in relation to Provincial and County policy frameworks and are of the opinion that the proposed amendments are consistent with and generally maintain the intent and purpose of the Provincial Policy Statement, 2014, the Places to Grow Plan and the Haldimand

County Official Plan. Additionally, the proposed amendment to the Zoning By-law maintains the intent and purpose of the Town of Haldimand Zoning By-law 1 H 86. Therefore, Planning staff is supportive of the subject applications.

The proponents have sent notice to the neighbours within 120 metres of the subject property and hosted an open house on May 16th, 2019. The following points were raised during the meeting by the attendees:

- Supportive of the business on the site.
- Disappointed that the County is pursuing this as a by-law issue.
- Disappointed that permission is required to continue operating, as it is.

Planning Comment:

The recently implemented policy interpretations that have been provided by the province are not yet reflected in the Haldimand County Official Plan, and will be assessed as part of the forthcoming Official Plan update process. The subject proposal proceeding at this time, needs to receive policy support, as it is not covered by County policy at this time and thus the application is required. Staff do support the applications due to the clarified application/interpretation of Provincial Policy, by the Province.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Ministry of Municipal Affairs/Ministry of Housing Ontario – No objections.

Emergency Services – No objections.

Planning and Development (Development and Design) – No objections.

Building & Municipal Enforcement Service – No objections.

Hydro One – No objections.

Six Nations – No comments received.

Mississaugas of the Credit First Nation – No comments received.

Road Operations – No objections.

Haldimand-Norfolk Health Unit – No objections.

MPAC – No objections.

Other – No objections to the proposal have been received from any other agency or member of the public.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Location Map.
2. Owner's Sketch.
3. Official Plan Amendment By-law.
4. Zoning By-law Amendment.
5. Site Plan Control By-law.