
HALDIMAND COUNTY

Report PDD-05-2021 Zoning By-law Amendment for a Condition of Consent - Hoover



For Consideration by Council in Committee on February 9, 2021

OBJECTIVE:

To fulfill a condition of consent related to the severance of a surplus farm dwelling.

RECOMMENDATIONS:

1. THAT Report PDD-05-2021 Zoning By-law Amendment for a Condition of Consent - Hoover be received;
2. AND THAT application PLZ-HA-2020-162 to amend Haldimand County's Zoning By-law HC 1-2020 to recognize an oversized lot created through a surplus farm dwelling severance be approved for reasons outlined in Report PDD-05-2021;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020), and the Growth Plan (2020) for the Greater Golden Horseshoe;
4. AND THAT the by-law attached to Report PDD-05-2021 be presented for enactment.

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Reviewed by: Shannon VanDalen, MCIP, RPP, CMMI, Manager of Planning & Development

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Craig Manley, MCIP, RPP, Chief Administrative Officer

EXECUTIVE SUMMARY:

This Zoning By-law Amendment is a condition of consent related to a surplus farm dwelling where the lands to be severed are proposed to have a lot size that exceeds what is recognized under the automatic rezoning provisions that apply to surplus farm dwelling severances (1.5 acres).

Planning staff are of the opinion that this proposal is in conformity with the Provincial Policy Statement (2020), complies with the Provincial Growth Plan (2020), conforms to Haldimand County's Official Plan, and maintains the general intent and purpose of the Haldimand County's Zoning By-law HC 1-2020. Planning staff recommend approval of this proposal for the reasons set out within this report.

BACKGROUND:

The proposed zoning amendment is required to fulfill a condition of consent for surplus farm dwelling severance application PLB-2020-103, which was conditionally approved by the Committee of Adjustment at its meeting on September 22, 2020. The severance resulted in the creation of a 0.78 hectares (1.9 acres) parcel as a surplus farm dwelling and the retention of an agricultural parcel of approximately 43.7 hectares (108 acres) (shown on Attachments 1 and 2). The subject proposal is

required to fulfill a condition of consent because the conditionally severed surplus farm dwelling parcel is proposed to have a lot area that exceeds the maximum lot area that would otherwise be covered under the automatic rezoning provisions of Haldimand County's Zoning By-law HC 1-2020.

The subject lands are located on the north side of Haldimand Road 17, north of the Grand River. The site is legally described as Dochstader Tract, Part Lot 5, Geographic Township of Canborough, and known municipally as 416 Haldimand Road 17. The proposed severed lands contain a dwelling and a large accessory structure, while the retained lands contain no structures and are intended to continue to be used for agricultural purposes. The subject lands are surrounded by agricultural and some rural (non-farm) residential uses. A General Location map can be found in Attachment 1 with the overall lot configuration being shown in Attachment 2 (the owner's sketch). The conditionally severed parcel is fairly regularly shaped and contains a large rear-yard containing many mature trees. Planning staff recommended refusal of this application at the Committee of Adjustment severance hearing; however, the Committee found that the proposed lot size was consistent with County and Provincial policies for surplus farm dwelling severances.

ANALYSIS:

Planning staff have determined key planning issues related to this application. They are as follows:

Provincial and County Land Use Policy:

Provincial Policy Statement

The Provincial Policy Statement (PPS) 2020 provides policy direction to planning authorities for matters of provincial interest related to land use. The PPS identifies agriculture as a matter of provincial interest and as such provides direction to planning bodies relating to land uses and changes that are proposed within their agricultural systems. The PPS has policies that provide criteria for specific instances where lots can be created within this land base. These policies are generally limited when it comes to the creation of lots within prime agricultural areas in order to protect prime agricultural land. However, the PPS permits lot creation in prime agricultural areas for limited purposes including agricultural uses, agricultural-related uses, infrastructure, and a residence made surplus by farm consolidation provided that new residential dwellings are prohibited on the remnant farm parcel. The overall intent of the agriculture policies within the PPS is to limit the fragmentation of agricultural land and to limit the impact of non-farm dwellings on agricultural operations.

The PPS requires surplus farm dwelling severances to be "limited to a minimum size needed to accommodate the use and appropriate sewage and water services"; Haldimand County's Committee of Adjustment determined that the large treed rear-yard was needed to accommodate the residential use and conditionally approved the severance at 0.78 hectares (1.9 acres). The Committee found that there is sufficient justification for a lot size larger than typically permitted.

The subject proposal for a zoning amendment to prohibit future residential opportunities on the retained lands ensures that the proposed severance is in keeping with the intent of the PPS. Planning staff are of the opinion that this proposal maintains the intent of these policies; therefore, the proposal is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe provides municipalities with an additional policy level to inform them of how to handle the development pressures they experience. The Growth Plan was also reviewed by Planning staff in relation to this proposal. The Growth Plan's policy addresses the protection of prime agricultural lands both directly and indirectly. Based on Planning staff's review, the subject proposal is in keeping with the overall intent of the Provincial Growth Plan.

County Policy:

Haldimand County Official Plan

The subject lands are designated as 'Agriculture' and subject to the related policies within the Official Plan.

Haldimand County's Official Plan, similar to the Provincial Policy Statement (2020), permits new lot creation in agricultural areas for dwellings made surplus due to farm consolidation, provided that future residential development on the retained farm lands is prohibited. The intent of the subject proposal is to ensure this Provincial and local policy requirement is met. The Official Plan's 'Criteria for Surplus Farm Dwelling Consents' policies specifically permit the granting of a severance for a habitable dwelling, provided the dwelling is of a minimum age of ten years and has been made surplus through farm consolidation, where a portion of the farm holding contains two or more habitable dwellings within the County. The Criteria further requires that the creation of a surplus farm dwelling lot shall generally be 0.4 to 0.6 hectares (1.0 to 1.5 acres) in size to minimize the amount of agricultural land or productive forest land being taken out of production.

In the subject proposal, the size of the proposed severed lands measures approximately 0.78 hectares (1.9 acres), which exceeds the standard lot size of a surplus farm dwelling within the agricultural area. However, the Official Plan provides some flexibility in the creation of the lot size for surplus farm dwellings and Planning staff have supported larger lots previously when there are demonstrated constraints to meeting the Official Plan standard. Some examples include topography, the need to protect natural features, position of a dwelling on the lot or the location of existing wells and septic systems servicing the dwelling, constraints to using accessory structures for agricultural purposes such as the access or proximity to the new dwelling, and/or lot configuration issues created by the requirements of other external agencies. In this circumstance, there is sufficient rationale to justify a larger lot size than typically permitted, while still satisfying the required planning policies. Haldimand County's Committee of Adjustment determined that the large treed rear-yard represented a feature worth preserving and including within the lands to be severed for the dwelling lot, resulting in the over-sized severance. Therefore, given the Committee of Adjustment decision, the requested zoning to implement the severance aligns with that conclusion and Planning staff recommends approval of the associated Zoning By-law amendment.

Planning staff are further of the opinion, that the 'Criteria for Surplus Farm Dwelling Consents' tests have been met as the dwelling is surplus and more than 10 years old, private services are available, the proposed lot configuration will not negatively impact the functionality or viability of the farm, the proposal is appropriately separated from any licensed pits and/or quarries, there is direct frontage and access on a public road and there are no perceived negative impacts on the natural environment. Planning staff's opinion is that there is sufficient justification to support the related severance and the subject proposal which recognizes a lot larger than the Official Plan's recommended lot size.

Minimum Distance Separation (MDS) Requirements

Both Provincial and County policy requires that measures be taken to ensure that agricultural and residential uses are compatible with each other in an effort to reduce future land use conflicts. This is accomplished, in part, by requiring new lots to satisfy Minimum Distance Separation (MDS) requirements which address issues such as odour from livestock facilities. No livestock facilities were observed on the subject or surrounding lands, and the applicant has indicated that there are no livestock facilities on or within 500 metres (1,640.4 feet) of the subject lands.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agricultural' (A) in the recently approved Haldimand County Zoning By-law HC 1-2020. The application was made under the former Town of Dunnville Zoning By-law; however, Haldimand County's new consolidated Zoning By-law has since come into effect and is the applicable

regulatory instrument. The intent of this proposal is to fulfill a condition of consent related to a surplus farm dwelling severance by prohibiting future residential development and home occupations on the retained farm lands.

As the intent of this application is to fulfill the requirements of both provincial and local policy by prohibiting future residential development and associated home occupations on the retained farm lands, and recognizing an excess in terms of accessory structure floor area, Planning staff are of the opinion that the subject proposal is appropriate. There are no other zoning deficiencies required to be addressed through this application.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Bell Canada – No comments received.

Canada Post Corporation – No comments received.

Trans-Northern Pipeline – No comments received.

Railway – No comments received.

Mississaugas of the Credit First Nation – No comments received.

Six Nations Council – No comments received.

Union Gas – No comments received.

Hydro One – No comments received.

Emergency Services – No comments received.

Solid Waste – No comment received.

Development and Design – No comments received.

Forestry – No comments received.

Treasurer/Finance – No comments received.

Building & Municipal Enforcement Services – No comments received.

Municipal Property Assessment Corporation (MPAC) – No comments received.

Haldimand-Norfolk Health Unit – No comments received.

Grand River Conservation Authority – No comments received.

No comments were received through public consultation.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. General Location Map.
2. Owner's Sketch.
3. Draft Zoning By-law Amendment.
4. Zoning Confirmation Chart.