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# HALDIMAND COUNTY

## Report PDD-54-2021 Haldimand County Zoning By-law HC 1-2020 Mapping Update



For Consideration by Council in Committee on December 7, 2021

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### OBJECTIVE:

To update mapping issues that have been identified through operational use of the Haldimand County Comprehensive Zoning By-law.

### RECOMMENDATIONS:

1. THAT Report PDD-54-2021 Haldimand County Zoning By-law HC 1-2020 Mapping Update be received;
2. AND THAT the proposed mapping amendments to the Haldimand County Zoning By-law HC 1-2020 be approved for reasons outlined in Report PDD-54-2021;
3. AND THAT the Zoning By-law Amendments attached to Report PDD-54-2021 to amend the Haldimand County Zoning By-law HC 1-2020 be presented for enactment;
4. AND THAT these amendments are deemed to be consistent with the Provincial Policy Statement 2020, the Provincial Growth Plan 2020, and other matters of provincial interest.

**Prepared by:** Alisha Cull, BES, MCIP, RPP, Supervisor, Planning and 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 report is being presented in conjunction with a public meeting to consider mapping amendments to the Haldimand County Zoning By-law HC 1-2020, to correct operational items and errors that have been identified through application of the comprehensive by-law. The need for amendments has surfaced after the benefit of using the new County By-law on a day to day basis since its enactment in November 2020. Small errors and unintentional inconsistencies are common after the passage of a new comprehensive zoning by-law and typically surface once staff have had opportunity to utilize the new tool for a period of time.

Planning staff are of the opinion that the proposed mapping amendments are in conformity with the Provincial Policy Statement (2020), comply with the Provincial Growth Plan (2020), conform to Haldimand County's Official Plan, and maintain the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020. Planning staff recommend approval of this amendment for the reasons set out within this report. Public notice was posted in the local newspaper within the County's coordinated ad and also through the County's website and social media platforms. Additionally, the subject property owners were contacted regarding the proposed changes and given opportunity to comment.

## BACKGROUND:

The County's Comprehensive Zoning By-law (By-law) regulates properties and development within the County. The By-law was approved by Haldimand County Council on November 23, 2020 and replaced the County's three (3) former Zoning By-laws (Town of Dunnville 1-DU 80, Town of Haldimand 1-H 86 and City of Nanticoke NE 1-2000) and created consistency across the municipality. The new By-law represents an updated and flexible document that is reflective of current development trends, ensures consistency across the municipality, and conforms to the policies of the Haldimand County Official Plan and Provincial legislation. As part of the new document, all mapping related to the zoning by-law were converted from the historic paper version to a digital platform.

It is anticipated that with the new document, growing pains are expected and that general amendment reports, such as this one, will be needed from time to time. The amendments are intended to address some errors to the mapping that occurred during the transition and to reflect either previous zones under the former township by-laws or to correct issues related to zone conversions.

## ANALYSIS:

The amendments proposed by staff are generally housekeeping in nature and intended to be reflective of existing uses on the ground and function on the various properties and to better align with the Official Plan designation of each property. Given that the changes maintain the intent of the original provisions or properties specifically and reflect the overarching Official Plan policy framework, there are no policy implications – either Provincial or local (Official Plan). As such, staff are of the opinion that all changes maintain consistency with all applicable policy.

Property Roll Number	Location	Previous Zone	Current Zone	Proposed Zone	Comment
33200503400	1445 Sandusk Road, Walpole	OS	IR	OS	The zone was changed in error with the Comprehensive Zoning By-law and the amendment to OS will recognize the existing Sandusk Golf Course as a permitted use.
33200208500	604 South Coast Drive, Walpole	HL	A	RL	The Hazard Land (HL) zone was removed and replaced with A zone. The balance of the property is RL so the amendment will create consistent zoning for the entirety of the parcel. The RL zone is consistent with adjacent parcels and lakeshore area.
33200208400	594 South Coast Drive, Walpole	HL	A	RL	The Hazard Land (HL) zone was removed and replaced with A zone. The balance of the property is RL so the amendment will create consistent zoning for the entirety of the parcel. The RL zone is consistent with adjacent parcels and lakeshore area.
15500100900 15500100800	Decewsville Road (GRCA lands), Oneida	HL	A	OS	The Hazard Land (HL) zone was removed and replaced with A zone. The balance of the property is OS

Property Roll Number	Location	Previous Zone	Current Zone	Proposed Zone	Comment
	870 Townline Road West				so the amendment will create consistent zoning for the entirety of the parcel as well as the function of the lands are part of the Taquanyah Conservation Area.
15200508895	Haldimand County – Avalon Subdivision, Caledonia	OS	R4	OS	A portion of land that is contiguous with an open space corridor bordering the north end of the Avalon Subdivision. There was an inadvertent connection with the lands to the south. However, the subject lands are to be maintained for open space purposes.
02300215300 02300215310 02300215500 02300215400 02300215200	1052; 1056; 1098; 1100 and 1156 North Shore Drive, Moulton	A	D	A	There are 5 parcels within the agricultural area that were rezoned to Development (D) zone in error. This amendment will rezone the parcels back to A to maintain consistency with the Official Plan and recognize the existing uses and function of the area.
15800213700 15800213702 15800213703	Lakeshore Road and Hoover Point Lane, Rainham	RS	MH	RL	There are 3 parcels within the agricultural area that were rezoned to Heavy Industrial (MH) zone in error. This amendment will rezone the parcels to RL to maintain consistency with the Official Plan and recognize the function of the area. The adjacent parcels are also zoned RL.
15900719900	64 Haldimand Road 20, Hagersville	A	D	R1-A	Subject lands are a single detached residential lot within the urban boundary of Hagersville. The amendment will recognize the existing function of the property, create consistency along the road, as well as conformity with the Official Plan designation.
15900719950	70 Haldimand Road 20, Hagersville	A	A	R1-A	Subject lands are a single detached residential lot within the urban boundary of Hagersville. The amendment will recognize the existing function of the property, create consistency along the road, as well as conformity with the Official plan designation.
02300214502	North Shore Drive, Dunnville	HL	D	A	The property was previously zoned HL and when the HL zone was removed, it converted to a D zone.

Property Roll Number	Location	Previous Zone	Current Zone	Proposed Zone	Comment
					However, the parcel previously received zoning permissions through a minor variance to the A zone provisions. This change will revert the subject lands back to the original intent.
02300214400	722 Main Street East, Dunnville	HL	D	R1-A	The property was previously zoned HL and when the HL zone was removed, it reverted to a D zone. The property contains an existing single detached dwelling within the urban area of Dunnville. The R1-A will recognize the existing use in conformity with the Official plan designation.
02400101708 02400101710 02400101750	700, 710 and 720 Main Street East, Dunnville	HL	D	ML	The property was previously zone HL and when the HL zone was removed, it reverted to a D zone. The parcels contain the Dunnville water filling station, Dunnville Roads Yard and the Dunnville Wastewater Treatment Facility. The ML zone recognizes these uses and is an appropriate zone for the lands, as well as being consistent with Official Plan policies.
02500200220	Mohawk Heights Estates, Lakeridge Blvd., Sherbrooke	HL	RL	OS	The parcel was previously zoned HL and when that specific zone was removed from the by-law, the zone of adjacent parcels was applied. However, this parcel is intended to function as open space for the Mohawk Heights subdivision and the association wants to ensure that the intent of the lot is maintained for amenity space.
02400634900 02400634800 02400628490 02400628800	449 and 441 Helena Street 502 and 600 John Street	A	A	R1-A	The parcels are located within the urban boundary of Dunnville and surrounded by residential development, additionally there are existing dwellings on three of the parcels also. The change to an appropriate urban zone was not picked up in the initial mapping update and is now to be addressed. The R1-A zone will recognize the existing function of the properties and will provide flexibility for the lands moving forward.

Property Roll Number	Location	Previous Zone	Current Zone	Proposed Zone	Comment
15100405306 15100405500 15100405400	2 McClung Road 708 Caithness Street East	A	D	R1-A	The parcels were previously zoned A in the Town of Haldimand Zoning By-law and amended to Development D zone in the consolidated document. However, the lands are located within the urban area of Caledonia and have existing single detached dwellings, also the lands are generally surrounded by residential zones. The change to R1-A is considered appropriate for the function of the property and the size of the lands.
33200407300 33200407310	1383 and 1373 Cheapside Road, Walpole	IR	IR	A	The property was previously zoned IR, however the existing uses that have continued on the two parcels have been residential. This change will be reflective of the use on the subject lands and consistent with the Official Plan policy.

All of the above noted amendments are considered to be appropriate in terms of the context of the subject parcels, consistent with existing and adjacent lands uses and in conformity with both Provincial legislation and the Haldimand County Official Plan.

## FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

## STAKEHOLDER IMPACTS:

These amendments were raised and discussed through operational use of the by-law by members of the public, Building staff, as well as Planning. The amendments have been reviewed and are considered to be appropriate in the context of the properties and adjacent land uses. Through the notification process to the affected properties, no objections or concerns were raised.

## REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: Yes

## **ATTACHMENTS:**

1. Draft By-law Mapping Update – 023002144000000
2. Draft By-law Mapping Update – 023002145020000
3. Draft By-law Mapping Update – 023002152000000
4. Draft By-law Mapping Update – 023002153000000
5. Draft By-law Mapping Update – 023002153100000
6. Draft By-law Mapping Update – 023002154000000
7. Draft By-law Mapping Update – 023002155000000
8. Draft By-law Mapping Update – 024001017080000
9. Draft By-law Mapping Update – 024001017100000
10. Draft By-law Mapping Update – 024001017500000
11. Draft By-law Mapping Update – 024006284900000
12. Draft By-law Mapping Update – 024006288000000
13. Draft By-law Mapping Update – 024006348000000
14. Draft By-law Mapping Update – 024006349000000
15. Draft By-law Mapping Update – 025002002200000
16. Draft By-law Mapping Update – 151004053060000
17. Draft By-law Mapping Update – 151004054000000
18. Draft By-law Mapping Update – 151004055000000
19. Draft By-law Mapping Update – 152005088950000
20. Draft By-law Mapping Update – 155001008000000
21. Draft By-law Mapping Update – 155001009000000
22. Draft By-law Mapping Update – 158002137000000
23. Draft By-law Mapping Update – 158002137020000
24. Draft By-law Mapping Update – 158002137030000
25. Draft By-law Mapping Update – 159007199000000
26. Draft By-law Mapping Update – 159007199500000
27. Draft By-law Mapping Update – 332002084000000
28. Draft By-law Mapping Update – 332002085000000
29. Draft By-law Mapping Update – 332004073000000
30. Draft By-law Mapping Update – 332004073100000
31. Draft By-law Mapping Update – 332005034000000