
HALDIMAND COUNTY

Report PDD-07-2022 Removal of a Holding (H) Provision – Selkirk Street For Consideration by Council in Committee on March 1, 2022



OBJECTIVE:

To request Council's approval to remove a holding (H) provision from seven lots along Selkirk Street in the Urban Area of Caledonia.

RECOMMENDATIONS:

1. THAT Report PDD-07-2022 Removal of a Holding (H) Provision – Selkirk Street be received;
2. AND THAT the by-law attached to Report PDD-07-2022 for the removal of a Holding (H) Provision, be presented for enactment;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement 2020 and Provincial Growth Plan 2020, and other matters of provincial interest.

Prepared by: Neil Stoop, Planner

Reviewed by: Shannon VanDalen, MCIP, RPP, Manager, 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:

The Holding (H) Provision was placed on the subject lands in 1995, requiring a subdivision agreement prior to development of the lands. The M-Plan for the Subdivision was registered in the Land Registry Office September 8, 2017. A building permit application was received to develop the final lot, requiring the holding provision to be lifted. As the subdivision agreement has been registered for the subject lands, Planning staff are of the opinion it is appropriate to lift the holding provision. Planning staff are further of the opinion that this proposal maintains the intent and purpose of local policy.

BACKGROUND:

The subject lands are located on the west side of Selkirk Street at the intersection of Selkirk Street and Fife Street West in Caledonia. The subject lands are made up of seven separate lots with six fronting onto Selkirk Street and one onto Fife Street West. The lots are all to be developed as single detached dwellings.

A holding provision was applied to the subject properties in 1995, requiring a subdivision agreement. A subdivision agreement has since been registered for the lands. Removing the holding is an administrative process and there are no planning issues.

ANALYSIS:

The subject lands are designated Residential in the Haldimand County Official Plan and are zoned “Residential Type 1-A (R1-A) subject to the Holding (H) provision in the Haldimand County Zoning By-law HC 1-2020. The holding provision required a subdivision agreement prior to the lifting of the holding. A subdivision agreement has been completed for the subject lands fulfilling the requirement.

The subject application will facilitate the construction of seven (7) single detached dwellings. A single detached dwelling is a permitted use in the R1-A zone.

It is Planning staff’s opinion it is appropriate to lift the holding provision.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. Draft Holding (H) Removal By-law.