
HALDIMAND COUNTY

Report PDD-15-2022 Removal of a Holding (H) Provision – 81 Lakeridge Blvd.
For Consideration by Council in Committee on April 19, 2022



OBJECTIVE:

To seek Council's approval to remove a holding (H) provision from 81 Lakeridge Boulevard in the Clearwater Court Lakeshore Node.

RECOMMENDATIONS:

1. THAT Report PDD-15-2022 Removal of a Holding (H) Provision – 81 Lakeridge Blvd. be received;
2. AND THAT the by-law attached to Report PDD-15-2022 for the removal of a Holding (H) Provision be presented for enactment;
3. AND THAT the proposal is deemed 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 2006, requiring a lot grading plan to the satisfaction of Haldimand County. The Holding (H) Provision replaced a previous provision on the property requiring a subdivision agreement prior to the development of the lands, applied in 1986. In 2008, a grading plan was received and marked approved in January of 2008, after which building permits were issued for the construction of a dwelling. While the requirements to lift the Holding (H) Provision were met, removal of the H-provision was not completed. Planning staff recommend that the Holding (H) provision be removed from the subject lands as a housekeeping amendment.

BACKGROUND:

The subject lands are located within the Lakeshore Node of Clearwater Court, on the west side of Lakeridge Boulevard. The subject lands contain an existing single detached dwelling constructed in 2008. Prior to constructing the dwelling, a grading plan was submitted and approved by Haldimand County and Building Permits were issued. The current land owner recently contacted staff regarding moving forward with construction of an accessory building. It was at that point that staff determined the Holding (H) still required removal from the property.

In 2006, Council approved a Zoning By-law amendment to permit a year round dwelling on the property, subject to a Holding (H) Provision requiring a grading plan. In 2008, a grading plan was submitted and

building permits were issued. Removing of the holding is an administrative process and there are no planning issues. This is effectively a housekeeping amendment to ensure that all County records are accurate and so that the current and future owners do not run into any issues with subsequent building plans on the property.

ANALYSIS:

The subject lands are designated “Resort Residential Node” in the Haldimand County Official Plan and are zoned “Lakeshore Residential (RL)” subject to a Holding (H) Provision and special provision 37.278 permitting a year round dwelling in the Haldimand County Zoning By-law HC 1-2020. The “Resort Residential Node” designation and RL zone are intended to accommodate low density seasonal dwellings along the lakeshore. The special provision to permit a year round dwelling was applied by way of a zoning by-law amendment in 2006.

The Holding (H) Provision required an approved grading plan prior to removal. A grading plan was received and approved by Haldimand County in 2008 fulfilling the requirement. At that time, a building permit for a single detached dwelling was also issued. That dwelling has since been constructed and the property is utilized for year round residential purposes. As the condition of the Holding (H) Provision has been satisfied and development associated with the Holding has been completed, the provision is no longer required.

It is Planning staff’s opinion it is appropriate to lift the Holding (H) Provision, and a draft Holding Provision Removal By-law has been attached to this Report as Attachment 1.

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.