
HALDIMAND COUNTY

Report PDD-30-2022 Zoning By-law Amendment as a Condition of Consent - Barnes



For Consideration by Council in Committee on June 21, 2022

OBJECTIVE:

To consider a Zoning Amendment to fulfill a condition of consent related to the creation of three new building lots in the hamlet of Stromness.

RECOMMENDATIONS:

1. THAT Report PDD-30-2022 Zoning By-law Amendment as a Condition of Consent – Barnes be received;
2. AND THAT application PLZ-HA-2022-043 to amend the Haldimand County Zoning By-law HC-1-2020 to rezone the subject lands from “Agriculture (A)” to “Hamlet Residential (RH)” be approved for reasons outlined in Report PDD-30-2022;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement, 2020, and the Growth Plan for the Greater Golden Horseshoe 2020;
4. AND THAT the by-law attached to Report PDD-30-2022 be presented for enactment.

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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 Zoning By-law Amendment is required as a condition of three consent applications for the creation of three (3) new building lots in Stromness. The subject lands are currently zoned “Agriculture (A)”, by rezoning the lands to “Hamlet Residential (RH)” it will bring the lands in line with the Official Plan and consistent with adjacent properties.

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 By-law HC 1-2020. Planning staff recommend approval of this amendment for the reasons outline in this report.

A public notice sign was posted at the site and was visible when the Planner conducted site visit.

BACKGROUND:

The proposed zoning amendment is required as a condition of consent for severance applications PLB-2021-131, 132 and 133, which were conditionally approved by Committee of Adjustment on October 19, 2021. Planning staff recommended approval of each application, subject to conditions, including rezoning the lands to “Hamlet Residential (RH)”. The consent applications conformed to the Official Plan (OP), Provincial Policy Statement (PPS) and Growth Plan (GP). The severed lands for application PLB-2021-131 have frontage of approximately 69.97 metres (229.5 feet) and an area of 0.47 hectares (1.16 acres). The severed lands for application PLB-2021-132 have frontage of approximately 39.17 metres (128.5 feet) and an area of 0.19 hectares (0.46 acres). Finally, the severed lands for application PLB-2021-133 have frontage of approximately 109.95 metres (360.4 feet) and an area of 0.22 hectares (0.55 acres). The retained parcel will maintain an area of approximately 24 hectares (59.54 acres) as shown on Attachment 1.

The site is located on the east side of North Shore Drive in the hamlet of Stromness. The lands are legally described as Concession 3, Part Lot 6 Geographic Township of Sherbrooke and known municipally as 1657 North Shore Drive. A General Location map can be found in Attachment 1; with the overall lot configuration being shown in Attachment 2 (Owner’s Sketch). Planning staff supports this rezoning and has not yet received and concerns through circulation of the proposal.

ANALYSIS:

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

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) states that settlement areas, including Hamlets, shall be the focus of growth and development and their vitality and regeneration shall be promoted. The PPS states that development directed to rural settlement areas should give consideration to the rural character, scale of development and service levels. The proposed lots are located inside the boundary of Stromness, where the predominant zoning is “Hamlet Residential (RH)”. The provisions of the “Hamlet Residential (RH)” zone have regard for the rural character, scale of development and service levels. Planning staff are of the opinion that this proposal maintains the intent of these policies; therefore, the proposal is consistent with the PPS.

Provincial Growth Plan, 2020

The Provincial Growth Plan – A Place to Grow was also reviewed by Planning staff in relation to this proposal. A Place to Grow directs limited development to existing settlement areas in the rural area with a defined boundary such as Stromness. The subject application will facilitate the creation of three new lots of sufficient size to accommodate on site servicing and low density residential development. It is Planning staff’s opinion the subject application complies with A Place to Grow.

Haldimand County Official Plan

The subject lands are designated Hamlet and Riverine Hazard Lands. The Haldimand County Official Plan permits and encourages lot creation within the Hamlet designation for residential infilling. The proposed development would take place within the Hamlet designated portions of the lots. The subject application will facilitate the creation of new lots within the Hamlet of Stromness. Comments from the Grand River Conservation Authority (GRCA) have indicated that they have no objection to the proposed lot creation. It is the opinion of Planning staff that the proposed lots can be developed in a safe and appropriate manner, based on conversations with the GRCA.

The proposed lots will have frontage on a public road and sufficient area to accommodate private water and sanitary services. The provisions of the Hamlet Residential (RH) zone will allow the property to be

developed in keeping with the policies of the OP. It is the opinion of Planning staff that the subject application conforms to the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are currently zoned “Agricultural (A)”, and are proposed to be zoned “Hamlet Residential (RH)”. The RH zone has a required minimum lot area of 1,855 square metres (0.45 acres) and frontage of 30 metres (98.5 feet). All three of the proposed lots will maintain the minimum lot standards for the RH zone and future construction will need to comply with the balance of the zoning provisions including setbacks. The RH zone permits single detached dwellings and related accessory buildings. It is noted that technical matters, including lot grading and drainage re-apportionment, are being addressed by way of conditions of the consent applications.

Rezoning the lands will ensure the lands are developed similarly to the surrounding area.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. General Location Map.
2. Location of Lands Affected – Owner’s Sketch.
3. Draft Zoning By-law Amendment HC 1-2020.
4. Zoning Confirmation Chart.