
HALDIMAND COUNTY

Report PDD-32-2022 Zoning By-law Amendment to Facilitate Residential Development in the Hamlet of Selkirk – GVD Farms

For Consideration by Council in Committee on June 21, 2022



OBJECTIVE:

To rezone the subject lands to “Hamlet Residential (RH)” to facilitate development and ensure conformity with the Haldimand County Official Plan.

RECOMMENDATIONS:

1. THAT Report PDD-32-2022 Zoning By-law Amendment to Facilitate Residential Development in the Hamlet of Selkirk – GVD Farms be received;
2. AND THAT application PLZ-HA-2022-009 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-32-2022;
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-32-2022 be presented for enactment.

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Reviewed by: Shannon VanDalen, MCIP, RPP, Manager of 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 will bring the zoning on the subject lands in line with the existing Official Plan designation and to facilitate future development. The subject lands are currently zoned “Agriculture (A)”; by rezoning a portion of 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 Zoning By-law HC 1-2020. Planning staff recommend approval of this amendment for the reasons outlined in this report.

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

BACKGROUND:

The subject lands are located on the south side of Main Street West (Rainham Road) partially within the Hamlet of Selkirk, partially outside the hamlet boundary. The lands are currently under active agricultural production and contain a single detached dwelling. The lands also include a drainage feature accommodating stormwater that flows through a culvert under Main Street West from the lands to the north. The subject application is seeking to amend the zoning on a 4.4 hectare (11 acre) portion of the larger 31 hectare (77 acre) parcel (see Attachments 2 and 3) within the hamlet boundary to facilitate future development (residential lot creation) within the hamlet. Technical considerations will be accounted for in future planning applications and will depend on the nature of the proposed development (e.g. subdivision, site plan and/or severance). The lands are known legally as Concession 1, Part Lots 23 and 24 Geographic Township of Walpole and known municipally as 3866 Rainham Road.

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 zoning by-law amendment is proposing to rezone the lots located within the hamlet boundary of Selkirk, 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 within the hamlet.

Planning staff are of the opinion that this proposal maintains the intent of these policies and therefore, the proposal is consistent with the PPS.

A Place to Grow, 2020

A Place to Grow was reviewed by 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 Selkirk. The subject application will facilitate future development within the hamlet. The proposed zoning will permit low density residential development with private onsite servicing.

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 ‘Agricultural’ in the Haldimand County Official Plan (OP). The subject application is proposing to rezone the lands located within the ‘Hamlet’ designation to facilitate future residential development.

Traditionally hamlets have been developed as residential, social and commercial centres supporting the surrounding agricultural community. The OP states, “It is the intent of the County to provide a hamlet environment conducive to rural residential living while permitting appropriately scaled and located commercial, industrial and institutional development in a manner that will minimize land use conflicts.”

The OP goes on to state that the predominant land use within the Hamlet Designation shall be low density residential housing. The subject application is to amend the zoning to facilitate the future development of low density residential housing. Prior to developing the property subsequent applications are required for lot creation. Various OP policies related to technical matters, such as servicing, transportation and density will be applied as part of any applications for lot creation.

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 “Agriculture (A)”. The subject application is proposing to rezone the lands within the hamlet to “Hamlet Residential (RH)”, while the lands outside the hamlet will remain in the “Agriculture (A)” zone. The RH and A zone have a minimum lot area of 1,855 square metres (0.45 acres) and minimum required frontage of 30 metres (98.5 feet). The subject lands will continue to meet the minimum required lot standards.

The RH zone will ensure that the lands within the hamlet can be developed in a similar fashion to the surrounding residential uses. Amending the zoning by-law will facilitate future lot creation however, subsequent planning application(s) are required.

The subject zoning application prepares the lands for future residential development. A Plan of Subdivision is required to create lots and required infrastructure. There is limited opportunity to create 1-2 residential building lots by consent ahead of a comprehensive Plan of Subdivision. The Plan of Subdivision and resulting agreement will need to address the necessity to construct a new road, provide appropriate storm water management controls and ensure that the soils are conducive to the proposed number of private on-site sewage systems.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Planning & Development (Development Technologist): No concerns with the subject zoning application, however there are technical concerns with the development as proposed, to be addressed through subsequent applications. The concerns relate to prematurely creating three lots by consent limiting the available space for a future road, and restricting future design flexibility without completing the necessary technical investigations included above.

Planning comment: these technical concerns will be addressed through future lot creation process and applications.

Bell Canada: No comment.

Long Point Region Conservation Authority: No objection.

Mississaugas of the Credit First Nation: No objection.

Six Nations Council: No comment received.

Economic Development and Tourism Division: No objection.

Hydro One: No comment received.

Emergency Services: No objections to the proposed rezoning. Cul-de-sacs longer than 106 metres require a secondary access.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

1. General location Map.
2. Detail Location Map.
3. Owner's Sketch.
4. Draft Zoning By-law Amendment HC 1-2020.