
HALDIMAND COUNTY

Report PDD-23-2023 Application to Remove a Holding Provision in Caledonia For Consideration by Council in Committee on November 21, 2023



OBJECTIVE:

To obtain Council's approval to remove a Holding (H) provision from the zoning of the subject lands to facilitate the expansion of an existing business located at 200 Greens Road, Caledonia.

RECOMMENDATIONS:

1. THAT Report PDD-23-2023 Application to Remove a Holding Provision in Caledonia be received;
2. AND THAT the request to remove a Holding (H) provision from the zoning of the subject lands to allow for an addition to an existing building be approved for reasons outlined in Report PDD-23-2023;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), Haldimand County Official Plan, and Haldimand County Zoning By-law HC 1-2020;
4. AND THAT the Holding (H) provision removal by-law attached to Report PDD-23-2023 be presented for enactment.

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Reviewed by: Shannon VanDalen, MCIP, RPP, Manager, Planning & Development

Respectfully submitted: Mike Evers, MCIP, RPP, BES, General Manager of Community & Development Services

Approved: Cathy Case, Chief Administrative Officer

EXECUTIVE SUMMARY:

A Holding (H) provision was placed on the subject lands in 1990, requiring that all municipal concerns, including road design, drainage, servicing, etc. have been addressed through a development agreement and the plan of subdivision or severance process prior to development of the lands. The lands are now automatically subject to site plan control, which renders the (H) provision redundant. The applicants have submitted a site plan application to construct an addition to the existing business on the property and the (H) must be removed in order to obtain building permits. Planning staff are of the opinion that this proposal maintains the intent and purpose of local policy.

BACKGROUND:

The subject lands front onto the north side of Greens Road in the urban area of Caledonia, and are known municipally as 200 Greens Road (Attachment 1). The lands contain Silverbirch Cabinetry Millwork. Lands to the west contain a Purolator office, lands to the east contain Clark Ag Systems. Lands to the north and south are currently used in agriculture and vacant of any buildings or structures.

However, it is noted that the lands are included within the Caledonia Urban Boundary Area and designated for Industrial development within the Haldimand County Official Plan.

An (H) provision was applied in 1990 to the subject lands, including the surrounding larger agricultural parcel, to ensure that a plan of subdivision or severance process would address any municipal concerns including road design, drainage, servicing, etc. regarding development of the area. The regulatory instruments of the County have evolved since that time, and now under the current Zoning By-law, development on the site is regulated through the site plan review process; as such, it is appropriate to remove the (H) provision from the subject lands. Removing the Holding provision is an administrative process and there are no planning concerns.

ANALYSIS:

The subject lands are designated Urban Business Park in the Haldimand County Official Plan and zoned General Industrial (MG)(H) in Haldimand County Zoning By-law HC 1-2020. The existing building and use (cabinet fabrication facility) is a permitted and complies with zoning provisions. As previously noted, the (H) provision is required to ensure that any development will adequately address municipal concerns. A site plan has been submitted for the proposed addition to the existing cabinetry business on the property. Any municipal concerns will be addressed through that process. It is also noted that the property is a separate lot and developed on private services with direct access to Greens Road.

It is Planning staff's opinion that it is appropriate to remove the (H) provision from the subject lands.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

The *Planning Act* only requires public notice to be given to those individuals or groups that have given the Clerk of the municipality a written request for notice of the intention to pass an amending by-law to remove a Holding (H) provision from a Zoning By-law under subsection 36(4) of the *Act*. Since no requests were received, public notification was not required.

No additional staff beyond Planning & Development were circulated. There are no items at this time for staff to review aside from the request to remove the (H) provision, which is administrative in nature. Additional staff will be involved in the review of the related site plan control application.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Location Map.
2. Draft By-law.