
HALDIMAND COUNTY

Report PDD-04-2024 Zoning By-law Amendment to Permit Rezoning from R1-A to R2, 322 Caithness Street East, Caledonia



For Consideration by Council in Committee on May 21, 2024

OBJECTIVE:

To Consider an application received for a Zoning By-law Amendment to rezone the subject lands from “Urban Residential Type 1-A (R1-A)” to “Urban Residential Type 2 (R2)” with Holding “(H)”, to permit the construction of semi-detached dwellings.

RECOMMENDATIONS:

1. THAT Report PDD-04-2024 Zoning By-law Amendment to Permit Rezoning from R1-A to R2, 322 Caithness Street East, Caledonia be received;
2. AND THAT application PLZ-HA-2023-209 to amend the Haldimand County Zoning By-law HC 1-2020 to rezone the subject lands from the “Urban Residential Type 1-A (R1-A)” Zone to the “Urban Residential Type 2 (R2)” Zone with Holding “(H)” be approved for the reasons outlined in the Report PDD-04-2024;
3. AND THAT the General Manager of Community & Development Services be authorized to remove the Holding (H) provision from the subject lands when requirements relating to archaeological assessment and lot grading and drainage have been satisfied;
4. AND THAT the application is considered to be consistent with the Provincial Policy Statement, 2020, conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 and the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the *Planning Act, 1990*;
5. AND THAT the by-law attached to Report PDD-04-2024 be approved at a future Council meeting.

Prepared by: Chris Tang, BURPI, Secretary Treasurer, Planning & Development

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:

The owner has submitted a Zoning By-law Amendment application to rezone the subject lands from “Urban Residential Type 1-A (R1-A)” to “Urban Residential Type 2 (R2)” with Holding “(H)”. The Zoning By-law Amendment is to facilitate the development of two (2) semi-detached dwellings on a recently severed lot in the urban boundary of Caledonia for residential purposes. This will bring the proposal inline with the Official Plan and consistent with the Zoning By-law.

Planning staff are of the opinion that this proposal is consistent with the Provincial Policy Statement, 2020 and the Provincial Growth Plan, 2020, and conforms to the Haldimand County Official Plan. Planning staff recommend approval of this amendment for the reasons outlined in this report.

A public notice sign was posted at the site on April 30, 2024, and was visible when the Planner conducted a site visit.

BACKGROUND:

The subject lands are located on the north side of Caithness Street East and Robert Gordon Drive, in the urban boundary of Caledonia. The lands are known municipally as 322 Caithness Street East and legally described as Part Lot 20 North Caithness, Geographic Township of Caledonia, Haldimand County. The lot received conditional approval for a severance in November 15, 2022 to divide the lot in half to create a new building lot. The subject lands are approximately 0.17 hectares (0.43 acres) and is currently vacant.

The surrounding land uses are primarily residential in nature with single detached dwellings in the neighbourhood. It is also noted that there is access to Burke Park at the end of Robert Gordon Drive to the north. A general location map can be found in Attachment 1; with the concept plan showing the proposed building footprint in Attachment 2 and Attachment 3. The application is to change the zoning to Urban Residential Type 2 (R2) to facilitate the construction of a semi-detached dwelling (2 units).

ANALYSIS:

Planning staff completed an analysis of the proposed Zoning By-law Amendment application against the applicable Provincial and County land use planning policy documents and legislation. The summary of this analysis is below:

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) states that healthy, livable and safe communities are sustained by promoting efficient development and land use patterns that accommodate an appropriate affordable market-based range and mix of residential housing types. The subject lands are located within a settlement area, as defined by the PPS, which are identified as the areas of focus for growth and development. The PPS states that growth within settlement areas shall efficiently use land and resources, be appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

The proposed development is located within the Caledonia Urban Area and contributes to the range and mix of housing types while being compatible with adjacent development in terms of height, built form and transition. The development is proposed on full municipal services and contributes to the optimization of existing infrastructure in the area, while representing an appropriate form of residential intensification. Rezoning the lot from Urban Residential Type 1-A (R1-A) to Urban Residential Type 2 (R2), will satisfy the Provincial interest and creates additional growth opportunities.

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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020

The Growth Plan echoes the PPS policies. The Growth Plan for the Greater Golden Horseshoe directs growth and development within the settlement area boundaries. The Growth Plan also supports the achievement of compact and complete communities that feature a diverse mix of land uses to provide

a diverse range and mix of housing options. This includes additional types of residential units to provide housing accommodations for people with different household sizes and income. In Haldimand County's Official Plan, it sets out the growth target of twenty percent through intensification. The proposed development is within the settlement area boundary of Caledonia and will help achieve this objective. The proposed development within the settlement area boundary consists of a built form that can provide more dwelling units than the previous zone permits. The proposal is a gentle intensification that will help the County achieve the intensification target.

Haldimand County Official Plan

The subject lands are designated Residential in the Haldimand County Official Plan (OP). The OP states that the predominant land use within the Residential designation shall be for residential purposes, including all forms of residential development in accordance with the policies of this plan.

Intensification Target

The property is within the settlement area boundary of Caledonia and also located within the identified Built Boundary and is considered for intensification under the OP. Policy 4.B.5 of the OP establishes a target of 20 percent of all new dwelling units annually to be provided through intensification or redevelopment within settlement area boundaries. Section 4.B.8 encourages intensification throughout the settlement area boundaries, including the Caledonia Urban Boundary. This includes intensification within established neighbourhoods in the urban areas. The development will need to maintain the physical characteristics and is of a scale and built form that is similar to the surrounding built form in the neighbourhood. The tests of appropriate intensification shall be determined through the criteria set out in Section 4.B.2.11(a) and 4.B.2.11(b). The proposed development is a concept plan of semi-detached dwellings that will help the County achieve its intensification target.

Infilling and Intensification

Section 5.1.1 and 5.1.3 of the OP have regard for infill development:

5.1.1 – Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment in areas designated for residential use. The intensification of residential redevelopment reduces the need to expand urban boundaries and uses existing services more efficiently. Residential intensification, infilling and redevelopment of existing areas allows for the efficient provision of urban services thereby helping to minimize the costs of providing services while meeting an important component of housing needs and to achieve the intensification strategy set out in Section 4.B.7.

Planning Staff Comments: The subject lands fall within the settlement area boundary and is considered as an infill development. It is the opinion of Planning staff that this section of the OP is in favour of the application.

5.1.3 – Small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2.11, except where infrastructure is inadequate or there are significant physical constraints.

Planning Staff Comments: The proposal is considered to be a small-scale intensification and is expected to have sufficient service capacity. It is the opinion of Planning staff that this section of the OP supports the proposal.

Residential Designation

Section 4.B.2.11(a) sets out the general provisions for new dwellings within stable residential neighbourhoods:

New dwellings within stable residential neighbourhoods shall provide a consistent relationship with existing adjacent housing forms and the arrangement of these existing houses on their lot.

a) As such, new dwellings on lots within stable residential neighbourhoods shall:

i. Limit building heights to reflect the heights of adjacent housing;

Planning Staff Comments: The surrounding neighbourhoods consist of single detached dwellings that are predominately one to two storeys and the proposed semi-detached dwellings are expected to have the similar height as the adjacent housing.

ii. Provide for a similar lot coverage to adjacent housing to ensure that the massing or volume of new dwelling reflects the scale and appearance of adjacent housing;

Planning Staff Comments: The lot coverage is similar with the building footprint on the nearby lots and will maintain the characteristics of the neighborhood.

iii. Maintain the predominant or average front yard setback for adjacent housing to preserve the streetscape edge and character;

Planning Staff Comments: The proposed semi-detached dwellings will meet the zoning requirements, which are the same for singles and semis, and is consistent with what exists in the neighbourhood.

iv. Provide for similar side yard setbacks to preserve the spaciousness on the street;

Planning Staff Comments: The side yard setback meets the zoning requirement. Of note, it is the same requirement for singles and semis. It is the opinion of Planning staff that this section will be met.

v. Provide a built form that reflects the variety of façade details and materials of adjacent housing, such as porches, windows, cornices and other details;

Planning Staff Comments: The proposal did not include the design of the semi-detached dwelling. The surrounding neighbourhoods consist of low-density dwellings, primarily single detached, and is generally one to two storeys. The typical semi-detached unit will have similar design. It is the opinion of the Planning staff that the proposal will maintain the characteristics of the neighbourhood.

vi. Include provisions for landscaping and screening if required;

Planning Staff Comments: The proposal is for semi-detached dwellings, which are not regulated or required to complete landscaping plans. Any fencing or buffering is up to the property owner.

vii. Provide for a consistent arrangement of parking in terms of amount, size and location of parking areas; and

Planning Staff Comments: The proposal did not provide details to parking and is expected to provide sufficient parking spaces, and no relief is being requested. Each dwelling unit will be required to provide a minimum of two (2) parking spaces, and a minor variance application will be required should there be a parking deficiency.

viii. Ensure that any increased traffic movements and activity are appropriate for the area.

Planning Staff Comments: The proposal of two (2) semi-detached dwellings is not expected to have an impact on the existing road infrastructure and is appropriate for the area.

The provisions of the Urban Residential Type 2 will allow the property to be developed with semi-detached dwellings in keeping the policies with the Official Plan. It is the opinion of Planning staff that the subject application conforms to the Official Plan.

Servicing Policies

Section 5.B.1(1) of the OP states that all new development or redevelopment within the urban area shall generally be connected to municipal services and have adequate drainage and stormwater management facilities. The applicant is aware of this section and is expected to be on full municipal water and wastewater services. There is sufficient capacity available in the conveyance and treatment systems of Caledonia to support this development. The existing water and wastewater services runs on Caithness Street East and does not extend to Robert Gordon Drive. Services will need to be extended to the new semi-detached dwelling should this zoning by-law amendment be approved.

Archaeological Potential

Policy 6.G.2 of the OP requires that areas of archaeological potential be identified prior to new development. Mississaugas of the Credit First Nation has requested that an Archaeological Study be conducted on the site. The proponent will need to submit the Archaeological Assessment Report to the Ministry of Tourism, Culture and Sport in order to receive a letter confirming the registration of the assessment.

A Holding (H) provision shall be placed on the subject property until the Archaeological Assessment requirement, to the satisfaction of the Mississaugas of the Credit First Nation, has been received.

Grading/Drainage

A detailed grading and drainage plan will need to be submitted, reviewed and approved by Planning and a grading and drainage agreement executed and registered on title. This will ensure that drainage to adjacent lands will not be adversely impacted by future developments.

The Holding (H) provision shall have regard to the grading and drainage plan and agreement and be removed upon receiving approval from Planning.

Haldimand County Zoning By-law HC 1-2020

The subject lands are currently zoned “Urban Residential Type 1-A (R1-A)”, and are proposed to be zoned “Urban Residential Type 2 (R2)”, with a Holding (H) Provision. The holding provision is needed so that the applicant can address the comments from Mississaugas of the Credit First Nation to have an archaeological assessment completed. The R2 Zone has a minimum required lot area of 345 square metres (3,713 sq. ft.) and a frontage of 7.50 metres (24.61 feet) for corner lots. The existing lot has a lot area of approximately 4,000.00 square metres (32,055.64 sq. ft.) and a frontage of 45.72 metres (150 feet). The existing lot is vacant and will be able to maintain the minimum lot standards for the R2 Zone, and permit the construction of semi-detached dwellings. The applicant proposes to build two semi-detached dwellings that front onto Robert Gordon Drive in the future. This is an opportunity for residential development which will help towards meeting the housing target for growth and development. The setback provisions and maximum height for the R2 are being maintained and no relief is being requested.

Rezoning the lands will ensure that the lands are developed and used similarly to the surrounding area, which consists of single family dwellings that are one to two storeys, and will allow for additional housing opportunity in the settlement area of Caledonia.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Building & Municipal Enforcement Services: No comments.

Planning & Development – Development Technologist: No comments.

Mississaugas of the Credit First Nation: The MCFN Department of Consultation and Accommodation (DOCA) requires that we be in receipt of all Environment Study reports and that a stage 1 Archaeological Study be conducted on the site to determine its archaeological potential and further that the Stage 1 report be submitted to MCFN DOCA for review. If it is determined that a Stage 2 is required, MCFN DOCA is expected to be involved in the field study with MCFN Field Liaison Representation (FLR) on site participation. This study will be at the cost of the proponent.

Six Nations of the Grand River: No comments received.

Bell Canada: No comments received.

Canada Post Corporation: No comments received.

Clerks: No comments received.

Emergency Services: No comments received.

Enbridge Gas: No comments received.

Engineering Services: No comments received.

Facilities, Parks, Cemeteries, and Forestry Operations: No comments received.

Haldimand Norfolk Health Unit: There is an acute need for purpose built rental units and affordable home ownership in Haldimand County. Provided the proposed development meets the intent and purpose of applicable policy, by-laws, codes and servicing capacity, Housing Services is supportive of the establishment of new purpose built rental and affordable home ownership units in the community.

Hydro One: No comments received.

Legal & Support Services: No comments received.

Metro Loops: No comments received.

Ministry of Municipal Affairs & Housing: No comments received.

MPAC: No comments received.

Rogers: No comments received.

Public: No comments received.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

REFERENCES:

None.

ATTACHMENTS:

1. Location Map.
2. Owner's Sketch 1.
3. Owner's Sketch 2.
4. Draft Zoning By-law.