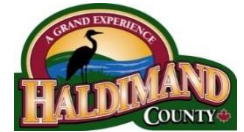

HALDIMAND COUNTY

Report PED-PD-32-2017 Removal of Holding Provision, Caledonia (TN Welding)



For Consideration by Council on October 10, 2017

OBJECTIVE:

To permit the removal of a Holding – “H” provision from the zoning of certain lands to facilitate industrial development.

RECOMMENDATIONS:

1. THAT Report PED-PD-32-2017 Re: Removal of Holding Provision, Caledonia (TN Welding), be received;
2. AND THAT the request by TN Welding to remove a Holding – “H” provision from the zoning of certain lands, be approved for reasons outlined in Report PED-PD-32-2017;
3. AND THAT the proposal is deemed to be consistent with the Provincial Policy Statement, Provincial Growth Plan and other matters of provincial interest;
4. AND THAT a by-law to remove the Holding Provision as outlined in Report PED-PD-32-2017 be presented for enactment.

Prepared by: Justin Miller, Planner

Reviewed by: Mike Evers, MCIP, RPP, BES, Manager, Planning and Development

Respectfully submitted: Craig Manley, MCIP, RPP, General Manager of Planning and Economic Development

Approved: Donald G. Boyle, Chief Administrative Officer

EXECUTIVE SUMMARY:

The subject lands are located in the north-western portion of Caledonia immediately adjacent to a new, similar industrial building. The applicant is seeking to remove a holding provision to permit the creation of a 502 m² (5,403.5 ft²) single storey welding and fabrication shop and office. The request for removal of a holding provision follows a minor variance and site plan application; both applications have been approved and the removal of the holding provision will allow the applicant to obtain building permits in a timely manner.

BACKGROUND:

The subject lands are located within lands designated as “Urban Business Park” in north-western Caledonia. The existing holding provision was established in 1995 to ensure that appropriate site development and site servicing was in place prior to development taking place.

Prior to requesting the removal of the holding, the applicant received approval on August 15, 2017 of a minor variance (PLA-2017-116), to permit the welding and fabrication shop and office, seeking relief of services and front yard setback. The applicant has also completed the necessary site plan approval process. The applicant intends to begin construction immediately and in order to facilitate this in a timely manner, the County needs to lift the holding provision.

ANALYSIS:

The subject lands have been through extensive planning analysis. This has included a review of both Provincial and local policy at the minor variance and site plan stage and the development satisfies those requirements from a principle of use, development design and servicing perspective. As such, planning staff are satisfied that the proposed development and the removal of the holding – “H” provision is appropriate and consistent with all levels of the applicable policies.

FINANCIAL/LEGAL IMPLICATIONS:

Not applicable.

STAKEHOLDER IMPACTS:

Not applicable.

REPORT IMPACTS:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

ATTACHMENTS:

Not applicable.