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# HALDIMAND COUNTY

## Report PDD-27-2024 Zoning By-law Amendment to Permit 7-Lot Draft Plan of Subdivision, Selkirk



For Consideration by Council in Committee on November 19, 2024

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### OBJECTIVE:

To consider a Zoning By-law Amendment application for the subject property, known municipally as 36 Main Street West, Selkirk, to replace the current “Hamlet Residential (RH)” zone with a site-specific “Hamlet Residential (RH -H)” zone and a Holding provision, to permit a seven (7) lot residential draft plan of subdivision.

### RECOMMENDATIONS:

1. THAT Report PDD-27-2024 Zoning By-law Amendment to Permit a 7-Lot Draft Plan of Subdivision, Selkirk be received;
2. AND THAT application PLZ-HA-2024-132 to amend the Haldimand County Zoning By-law HC 1-2020, to rezone the subject lands from “Hamlet Residential” (RH) zone to “Hamlet Residential” (RH-H) with special exceptions and a Holding (H) provision, be approved for the reasons outlined in Report PDD-27-2024;
3. AND THAT the application is considered to be consistent with the Provincial Planning Statement 2024, conforms to the Haldimand County Official Plan, and has sufficient regard for matters of provincial interest under the *Planning Act*, 1990;
4. AND THAT each of the Holding “H” provisions shall be removed, by the General Manager of Community & Development Services once the County is satisfied that the proponent has met the conditions for the removal of the Holding provision;
5. AND THAT the by-law attached to Report PDD-27-2024 be approved at a future Council meeting.

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**Reviewed by:** Shannon VanDalen, MCIP, RPP., Manager of Planning and Development

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

**Approved:** Cathy Case, Chief Administrative Officer

### EXECUTIVE SUMMARY:

The County has received an application for a site-specific Zoning By-law Amendment for a portion of the subject lands located at 36 Main Street West, Selkirk (Attachment 1). The site-specific Zoning By-law Amendment, applies only to the south portion of the subject lands shown as Part 1 to the proposed Zoning By-law (Attachment 6). The site-specific amendment is required to ensure the necessary land use standards are in place to facilitate development of a proposed seven (7) lots.

The subject lands are located within the settlement area boundary for the Hamlet of Selkirk and are designated “Hamlet” in the Haldimand County Official Plan. The proposed seven (7) lot residential subdivision is a permitted use. The proposed subdivision is an appropriate development of the subject lands consistent with the policies of the Official Plan.

The site-specific provisions would permit a minimum lot area of 1,064.9 square metres (0.26 acres), whereas 1,855 square metres (0.46 acres) is required; and minimum lot frontage of 21.4 metres (70 feet), whereas 30 metres (98 feet) is required.

The proposed subdivision is to be serviced by private water (cistern) and private septic systems. As a result of the reduced lot size, staff required the applicant to demonstrate that each of the lots was large enough to accommodate an appropriately sized dwelling, a septic system, and sufficient space to provide parking to meet Zoning By-law standards. The proponent has provided information to address these County concerns, including Attachment 5 – Owner’s Concept Plan. The Concept Plan shows an outline of a dwelling, septic system and parking spaces for each lot. However, Haldimand County, Building & Municipal Enforcement Services staff require additional information as part of future permitting processes.

A Holding (H) Provision is proposed to be applied and remain in place until the following has been satisfied:

- a) The provision of septic system designs (prepared by a qualified professional with a BCIN #) for each of the proposed seven (7) lots, to the satisfaction of the Haldimand County, Building & Municipal Enforcement Services.
- b) A Stormwater Management (SWM) study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 (the proposed 7 lot subdivision) and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.

Staff are of the opinion that the subject application to amend the Zoning By-law is consistent with the Provincial Planning Statement (2024), conforms with the policies of the Haldimand County Official Plan, satisfactorily addresses matters of provincial interest, and represents good planning.

## **BACKGROUND:**

The County has received an application for lands described as Concession 2, Part Lot 24 and Plan 87, Lots 1 to 5, and Blocks A, B, D and E, Geographic Township of Walpole, and municipally known as 36 Main Street West. The subject lands are an irregular shaped parcel of land (Attachment 1) approximately 8 hectares (20 acres) in area, with approximately 50 metres (164 feet) of frontage on Main Street West in Selkirk.

The property has two zones applicable, with “Hamlet Residential (RH)” for the front portion (Attachment 3, Part 1), and the balance of the subject lands zoned “Agriculture(A) (Attachment 3 – Part 2). The Zoning application applies only to the RH portion of the property and development is not proposed on the agricultural portion (Part 2) at this time.

The subject Zoning By-law Amendment application applies only to approximately 1.0 hectare (2.48 acres) at the south end of the subject property (see Map B in Attachment 6) and is required to permit a proposed seven (7) lot subdivision (Attachment 4). The application for the proposed seven (7) lot subdivision has not been submitted to the County and will follow in the months ahead. Attachments 4 (owner’s sketch) and Attachment 5 (owner’s concept plan) have been provided as background information informing the proposed Zoning By-law Amendment.

The subject lands have been improved with a single detached residence (the Owner's residence) with attached garage, located on Part 2 of the subject lands (see Map B on Attachment 6). The existing house is accessed by a driveway that runs from Main Street West north along the east lot line of the subject lands to the existing dwelling. It is proposed that when the subdivision is developed, the driveway will be relocated to take access from the north end of the cul-de-sac at the temporary terminus of Nagel Road, which will be constructed as part of the plan of subdivision process. There are no other structures on the subject lands. With the exception of the existing dwelling, a little more than half the subject lands have low lying vegetation (grass and small plants). A significant woodland occupies most of the north half of the subject lands.

Surrounding land uses include:

- To the east predominantly residential uses in the hamlet of Selkirk.
- To the south: residential uses, institutional uses (Selkirk Public Library and Selkirk Fire Station), and further south agricultural uses.
- To the west predominantly agricultural uses with a few residential uses located outside the hamlet of Selkirk settlement area boundary.
- To the north, agricultural uses and woodlands.

## **ANALYSIS:**

### **Provincial Planning Statement, 2024 (PPS)**

The Provincial Planning Statement, 2024 (PPS), came into effect on October 24, 2024 and combined the previous Provincial Policy Statement and Provincial Growth Plan. The policies contained within the new PPS are similar to the previous provincial documents with respect to encouraging and focusing growth and development within existing settlement areas. However, there is increased emphasis on housing provision which is set out in the Vision of the PPS which prioritizes the provision of more residential dwellings:

“Ontario is a vast, fast-growing province that is home to many urban, rural and northern communities distinguished by different populations, economic activity, pace of growth, and physical and natural conditions. More than anything, a prosperous Ontario will see the building of more homes for all Ontarians. This is why the province has set a goal of getting at least 1.5 million homes built by 2031.

Ontario will increase the supply and mix of housing options, addressing the full range of housing affordability needs. Every community will build homes that respond to changing market needs and local demand. Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come.”

The Haldimand County Official Plan designates the subject lands as “Hamlet” where the predominant land use shall be low density residential. The subject Zoning Amendment Application only applies to Part 1 (Attachment 1) of the property and is to facilitate the development; Part 2 (Attachment 1), while in the Hamlet boundary, contains an existing single detached dwelling, is intended for future development and is not part of this application. The Haldimand County Zoning By-law HC 1-2020 allows only single detached dwellings in the Hamlet Residential zone. The subject lands would be serviced with private water (cisterns) and septic systems on each building lot. Staff are of the opinion that the proposed zoning, intended to facilitate single detached dwellings, is appropriate given the rural location and private services, and is consistent with the PPS direction for provision of housing.

Planning authorities are required to address land use compatibility where potential adverse affects on the proposed sensitive land uses (such as residential uses) are minimized and mitigated, when located near or adjacent to uses such industrial, manufacturing or other major facilities. As noted earlier in this report, land uses surrounding the proposed seven (7) lot subdivision include residential uses, agricultural uses, and institutional uses (Selkirk Public Library and Selkirk Fire Station). Staff are satisfied that there is little to no compatibility issue with respect to the proposed development, and that if compatibility concerns were to arise, they could be addressed through the review of the draft plan of subdivision.

The PPS protects sites of cultural heritage and archaeological interest and states that “Planning authorities shall not permit development and site alteration on land containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.” The PPS also requires Planning authorities to engage early with Indigenous communities and ensure their interests are considered.

In regards to the cultural heritage matters, Stage 1 and 2 Archaeological Assessments were completed for the subject lands. The Ministry of Citizenship and Multiculturalism (MCM) provided a letter, dated January 25, 2024, advising they had reviewed the submitted report and that no further archaeological assessment is required for the study area. A copy of the Stage 1 and Stage 2 report and the letter from MCM, were provided to the Mississaugas of the Credit First Nation and Six Nations of the Grand River communities. Both were circulated and as of the time of writing this report, neither had submitted any objections or concerns regarding the subject rezoning application or the archaeological work.

Staff are satisfied that the archaeological potential on the subject lands is being appropriately addressed and that the subject application is consistent with the cultural heritage and archaeology policies in the PPS.

The PPS has policies addressing natural and human-made hazards. Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and hazardous sites. The County’s Geographic Information System (GIS) shows no hazard lands affecting the property, and no part of the subject property is regulated by the Long Point Region Conservation Authority (LPRCA). The LPRCA was circulated on the subject application and has not provided any comments. Staff are of the opinion that the subject application is consistent with these PPS policies.

The PPS includes policies regarding stormwater management, sewage and water services. Staff are generally satisfied that the proposed development can be appropriately serviced through the proposed private water (cisterns), and private septic systems, and that stormwater for the site can be appropriately managed. However, as a result of comments from the County, Building & Municipal Enforcement Services and Engineering Services Divisions, a Holding provision will be placed on the Hamlet Residential Zoning for the lands affected by the subject application which will remain in place until all the necessary detailed designs are submitted and approved by the County relative to these technical matters. Additional details regarding servicing and stormwater management will be addressed through the review of the plan of subdivision.

Staff are of the opinion that the subject application is consistent with the policies of the PPS.

## Haldimand County Official Plan

The Haldimand County Official Plan (OP), as amended creates the framework for guiding land use changes in the County over the long-term. The OP provides the avenue through which provincial policy is implemented into the local context, protects and manages the natural environment, directs and influences growth patterns, and facilitates the vision of the County as expressed through its residents. A zoning by-law amendment and site plan application cannot be approved and building permits issued if the required designation is not in effect or the development does not conform to all of the Official Plan policies.

The subject lands are located within the hamlet boundary of Selkirk and designated 'Hamlet'. The OP sets out that hamlets have a role as residential settlements and the predominant land use shall be low density residential housing (i.e., single and semi-detached dwellings). As detailed below, the subject applications conform to the policy framework that is in place which lends support to both the zoning amendment and plan of subdivision proposals.

The proposed Zoning Amendment is to facilitate a seven (7) lot plan of subdivision with a single detached dwelling on each lot. Residential growth is to be directed to settlement growth areas within the County, including hamlets. However, hamlets, especially those without municipal water and sewer such as Selkirk, are targeted for low density development. Staff are of the opinion that the proposed single detached dwellings are appropriate development and are consistent with the policies of the Official Plan.

The Official Plan also speaks to parkland dedication. The provision requires the dedication of land for a park, or cash-in-lieu, in accordance with the *Planning Act* at a rate of 5 percent for residential purposes. Cash-in-lieu of parkland will be provided by the owner as part of the approval process for the draft Plan of Subdivision/Subdivision Agreement.

The Official Plan (OP) sets out policies for Hazard Lands. The County's Geographic Information System shows no hazard lands affecting the property. No part of the subject property is regulated by a Conservation Authority. The Long Point Region Conservation Authority was circulated on the subject application and has not provided any comments. Staff are of the opinion that the subject application is consistent with the Hazard Land policies in the OP.

Land use compatibility with existing uses is also addressed through the OP. Sensitive uses such as residential uses are to be appropriately sited with respect to incompatible uses. As noted in the analysis with respect to the PPS, the uses surrounding the subject lands are residential, agricultural and institutional. None of these uses are incompatible with the intended seven (7) lot subdivision, and the County has not received any comments or objections in this regard. Staff are satisfied that the proposed zoning amendment is consistent with land use compatibility policies in the OP.

The Official Plan also includes policies with respect to servicing. These policies are intended to ensure sufficient infrastructure is provided to service all new developments. The proposed residential subdivision would be serviced by private water (cisterns) and septic systems. A stormwater management pond (SWM) is proposed at the south east corner of the subject property. Staff are generally satisfied that the proposed development can be appropriately serviced through the provision of cisterns, septic systems and a SWM pond. To ensure that detailed designs for each servicing feature are provided and approved prior to development, a holding provision will be placed on the Hamlet Residential zoning for the lands affected by the subject application. Upon receiving approval for these services, the holding can be removed by the General Manager of Community & Development Services. These requirements will also be incorporated as draft plan of subdivision conditions.

An application for draft plan of subdivision has not yet been submitted to the County. Once the County has received a complete application for a draft plan of subdivision, it will be circulated to County departments and external agencies for review and comment. The subject zoning application was submitted to establish the requested zoning standards for reduced lot area and frontage prior to submission of the draft plan of subdivision.

Table 1: Subdivision Criteria

CRITERIA	COMMENTS
a) the effect of development of the proposed Subdivision on matters of provincial interest as referred to in section 2	The proposed Subdivision conforms to Provincial interests, including Cultural Heritage. A Stage 1 and Stage 2 Archaeological Assessment was completed and no artifacts were found. A letter has been received from the Ministry of Citizenship and Multiculturalism (MCM) accepting the Archaeological Report.
b) whether the proposed Subdivision is premature or in the public interest	The proposed subdivision would contribute to the planned development as the subject lands are located within the existing settlement area boundary for the hamlet of Selkirk. The seven (7) lots are proposed to be serviced by private water (cistern) and private septic systems. The Holding (H) provision and requirement for additional study regarding septic system design and stormwater management will ensure the development is not premature and addresses public interest. These issues will be further addressed through the technical studies and functional design for the subdivision. The proposed subdivision conforms to these criteria as it will provide cash-in-lieu of parkland, it will accommodate natural features and archaeological features in the design and needed housing in an appropriate form and density for a hamlet.
c) whether the plan conforms to the official plan and adjacent plans of Subdivision, if any	The subject lands are located within the existing settlement area boundary for the hamlet of Selkirk. The lands subject to the proposed rezoning, are designated 'Hamlet' and currently zoned "Hamlet Residential (RH)". The proposed rezoning requests reduced standards for lot area and lot frontage while maintaining the RH zoning. The proposed subdivision is the first step of integrating the subject lands into the built-up portion of the Selkirk community. The proposed subdivision conforms to the Official Plan and is compatible with the adjacent and surrounding uses.
d) the suitability of the land for the purposes for which it is to be subdivided	The subject lands are designated and planned for residential development.

CRITERIA	COMMENTS
d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing	The subdivision does not include any direct affordable housing units.
e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed Subdivision with the established highway system in the vicinity and the adequacy of them	The proposed seven (7) lots will have frontage on Nagel Road. Currently, Nagel Road is an unopened County road allowance. As part of the Plan of Subdivision, the proponent will have to construct Nagel Road, within the existing road allowance to municipal standards. For this phase of development, Nagel Road will be 106 metres long (consistent with the County design standards for a road that does not have a secondary access) and end in a temporary cul-de-sac. The proposed number, width, and location of the streets are acceptable. The grades and elevations will be determined during the detailed design stage.
f) the dimensions and shapes of the proposed lots	The dimensions and shapes of the lots are generally acceptable. To address Building staff requirements, a Holding (H) provision will be placed on the subject lands to be removed once certain conditions have been met, including, a detailed septic design for each lot.
g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land	The proposed zoning provides adequate regulations and setback provisions. The Holding (H) provision provides an additional level of review and clearance relating to specific septic and stormwater considerations.
h) conservation of natural resources	The protection of natural resources has been evaluated as part of the development and appropriate setbacks and mitigation measures have and will be taken into consideration for the design and ultimate approval. There are no identified features of concern within the subject lands.
i) the adequacy of utilities and municipal services	Each lot will have frontage on Nagel Road (to be constructed to municipal standard at owner's expense). The provision of utilities and installation of infrastructure would be approved as a condition of draft plan approval and included within the Subdivision agreement.
j) the adequacy of school sites	All school boards operating in the County were circulated to review the proposal in connection with school capacities. No objections were received concerning the adequacy of school sites.

CRITERIA	COMMENTS
k) the area of land, if any, within the proposed Subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes	Parcels and blocks to be conveyed to the municipality would include stormwater management facilities and a reserve block. Staff have no concerns with the transfer of lands for public purposes.
l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy	The proposed subdivision contributes to the availability of housing at a density and housing form appropriate in a hamlet.
m) the interrelationship between the design of the proposed plan of Subdivision and site plan control matters relating to any development on the land, if the land is also within a site plan control area designated under subsection 41(2) of this Act	A full review/assessment would be completed as part of the draft Plan of Subdivision.

While the owner's intent is to develop the entirety of the subject lands, a large portion of these lands (Part 2 on Attachment 1) are not being contemplated at this time and no concept has been developed. These lands cannot proceed to development until a secondary road access can be provided. Given the County's Design Guidelines, Nagel Road can only be constructed to a length of 106 metres until a secondary access can be provided. As a result, Part 1 on Map B (Attachment 6) is the area of the subject lands that can be developed until a secondary access is available.

When a secondary access is available, it is expected that the remainder of the subject lands (not including the forested lands) will be developed.

As part of the draft plan process for seven (7) lots, Draft Plan Approval conditions will be set by the County and must be completed by the proponent in order to allow registration of the draft Plan.

### **Haldimand County Zoning By-law HC 1-2020**

The purpose of the Haldimand County Zoning By-law HC 1-2020 is to regulate the use of land within the County by stating exactly how land may be used, where buildings and other structures can be located, the types of buildings that are permitted and how they can be used, and the lot sizes and dimensions, parking space requirements, building heights, and setback from the street. The Zoning By-law implements the Official Plan and is legally enforceable.

The subject property is currently zoned 'Hamlet Residential (RH)' under Haldimand County Zoning By-law HC 1-2020. The proposed residential lots are a permitted use in the RH Zone however, they do not meet the required RH zoning standards for Minimum Lot Area and Minimum Lot Frontage.

A draft by-law has been prepared and is included as Attachment 6 for consideration.

The amendment can be summarized as follows:

RH Zone Provision	Minimum Requirement	Proposed	Deficiency
Minimum Lot Area	1,855 sq. metres (19,967 sq. ft.)	1,064.9 sq. metres (11,462.5 sq. ft.)	789.1 sq. metres (8,493 sq. ft.)
Minimum Lot Frontage required	30 metres (98 feet)	21.4 metres (70 feet)	8.6 metres (28.2 feet)



To provide support of the proposed reductions, a Functional Servicing Report (FSR), Geotechnical Report and Planning Justification Report (PJR) were submitted with the application. The FSR provided base information that indicated that the proposed lots maintain sufficient area and capacity to accommodate a single detached dwelling and associated on-site septic system. Additionally, it is noted that the proposed lots would be comparable to the existing lot configuration in Selkirk which sees a lot frontage range from 15 metres (49 feet) to 35 metres (114.8 feet), and a lot area range from 647.5 sq. metres (6,969 sq. feet) to 8,093.7 sq. metres (87,112 sq. feet), however, it is noted that the average lot size is approximately 1,325 sq. metres (14,260 sq. feet). As such, the proposed zoning and lot configuration is considered appropriate and compatible with the area.

While staff are supportive of the subject application to amend the zoning, staff recommend a holding be placed on the Zoning until issues regarding septic design and stormwater management can be more thoroughly addressed. The Holding “(H)” provision of this by-law which applies to the subject lands identified as Part 1 on Map B (attached to and forming part of this By-law) shall only be removed once each of the following has been submitted and approved by the General Manager of Community & Development Services, or their designate:

- a) The provision of septic system designs (prepared by a qualified professional with a BCIN #) for each of the proposed seven (7) lots, to the satisfaction of the Haldimand County Building Division.
- b) A Stormwater Management (SWM) study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 (the proposed 7 lot subdivision) and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.

As noted previously in this report, an application for a Draft Plan of Subdivision has not yet been submitted. It is expected that once the proposed zoning is in place, an application for a draft Plan of Subdivision will be submitted. During a review of a draft Plan of Subdivision, staff will assess the technical components of the development including lotting, subdivision access, roads, grading and stormwater management, lighting, landscaping and buffering.

Staff are of the opinion that the subject application and Zoning By-law Amendment (Attachment 6) are consistent with the PPS, conforms to the policies of the Haldimand County Official Plan, and has sufficient regard for matters of Provincial Interest.

## **FINANCIAL/LEGAL IMPLICATIONS:**

Not applicable.

## **STAKEHOLDER IMPACTS:**

The application for the subject Zoning By-law Amendment (PLZ-HA-2024-132) was circulated to County departments and external agencies for review and comment. Public notice was given and signs posted.

Comments received are outlined in the following:

**Building and Municipal Enforcement Services** – The following comments were provided by Building and Municipal Enforcement Services:

Required that Septic System designs be done for the properties and the proposed dwelling plans that will work with those septic systems. Done to ensure that the potential buyers know what they are buying and land is useable for a set dwelling.

**Planning Comments:** To address these concerns Planning recommends that if the amended Hamlet Residential Zoning is approved, a Holding Provision be added. Conditions for removal of the Holding provision will include: “the provision of septic system designs (prepared by a qualified professional with a BCIN #) for each of the proposed seven (7) lots, to the satisfaction of the Haldimand County, Building & Municipal Enforcement Services.”

**Planning & Development - Development Technologist** – After reviewing the documents for the proposed subdivision, we have identified key issues that should be addressed either through a Holding Provision or as Conditions of Draft Plan approval. We request that the reports, studies, and drawings be updated accordingly before submission. Additional consultation with the County prior to the application is also recommended.

**Recommendation:**

Development Engineering requests a Holding Provision to ensure the following reports and studies are completed to the County's satisfaction, leading to clear recommendations for future conditions of draft plans or future agreements:

1. A Stormwater Management study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.

**Planning Comments:** To address these concerns Planning recommends that if the amended Hamlet Residential Zoning is approved, a Holding Provision be added. Conditions for removal of the Holding provision will include: “A Stormwater Management study, completed as per the latest Haldimand County Design Criteria, MECP, and Conservation Authority guidelines, including an interim plan for Phase 1 (the proposed 7 lot subdivision) and ultimate development of the subdivision and include any external drainage areas. The interim SWM plan should evaluate lot-level controls, and minimize the need for a storm pond.”

2. A Functional Servicing Report that should include a D-5-4 Water Quality Impact Risk Assessment for on-site sewage systems. A D-5-5 Water Supply Assessment for private wells will be required if private wells are to be utilized. The County would require the studies to be peer reviewed.

**Planning Comments:** The applicant has advised that the proposed lots will be serviced by cisterns not wells. As a result, it has been determined that these studies are not required. Should the applicant decide to proceed with wells to service each of the seven (7) lots, then these studies would be required for the Plan of Subdivision.

3. Development of the unopened road allowance (Nagel) to current County standards, which may require the developer to purchase and convey the lands after subdivision registration.

**Planning Comments:** At this time, it appears that the applicant will build Nagel Road to County standards within the existing County owned right-of-way. If this continues to be the case, then comment 3 is unlikely to be an issue. If a future application for a draft Plan of

Subdivision shows a relocation of Nagel Road away from the existing unopened road allowance, then this issue would have to be addressed.

**Economic Development and Tourism** – EDT has no comments.

**Long Point Region Conservation Authority** – Subject lands do not fall within the regulated area for any Conservation Authority. No comments were received.

**Six Nations of the Grand River** – Six Nations were circulated for comments on the proposed Zoning By-law Amendment. Six Nations were also provided copies of the Stage 1 and Stage 2 Archaeological Assessment Report as well as the Ministry of Citizenship and Multiculturalism (MCM) accepting the report and advising that no additional archaeological assessment was required.

No comments on the application to amend the Zoning By-law have been received.

**Mississaugas of the Credit First Nation (MCFN)** – MCFN was circulated for comments on the proposed Zoning By-law Amendment. MCFN was also provided copies of the Stage 1 and Stage 2 Archaeological Assessment Report as well as the Ministry of Citizenship and Multiculturalism (MCM) accepting the report and advising that no additional archaeological assessment was required.

No comments on the application to amend the Zoning By-law have been received.

**Canada Post** – Please be advised that Canada Post does not have any comments on this application. These 7 lots will have mail delivery through Post Office boxes so the customers will have to register for mail delivery at the Selkirk Post Office through the Delivery Planning, Canada Post process.

**Planning Comments:** Canada Post's comments can be addressed as part of the review of the Plan of Subdivision.

**Public** – Public notice was given and signs posted on the subject property in accordance with the *Planning Act*.

At the time of the writing of this report, the County has received no objections to the proposed amendment to the Zoning By-law.

## **REPORT IMPACTS:**

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

## **REFERENCES:**

None.

## **ATTACHMENTS:**

1. Location Map.
2. Circulation Map.
3. Lands to be Rezoned.
4. Owners Sketch.

5. Owners Concept Plan.
6. Draft Zoning By-law.