
Haldimand County Committee of Adjustment

Consent



File Number: PLB-2025-024

Property Roll Number: 2810.154.003.06000.0000

Applicant: Gordon and Brenda Winger

Agent: No agent

Property Location: Hagersville Plan 905, Block 28, Lot 4, Known Municipally as 19 Victoria Street

For consideration on: March 25, 2025

Summary

The applicant proposes to sever the subject lands, which currently contain a recently constructed semi-detached dwelling. The severance will facilitate each of the two (2) semi-detached dwelling units to be independently located on separate lots. . The subject lands, which previously had frontage on Tuscarora street prior to the semi-detached dwellings being constructed, will result in the two (2) lots, each containing a semi-detached dwelling unit, with direct frontage on Victoria Street. The subject lands are zoned 'Urban Residential Type 3 "(R3)"', which permits a semi-detached dwelling.

Recommendation

THAT application PLB-2025-024 be APPROVED, subject to the attached conditions. The application is consistent with the Provincial Planning Statement, 2024 and conforms to the intent and purpose of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Prepared by: Chris Tang, MCIP, RPP, Planner, Planning and Development

Reviewed by: Mark Andrews, M.A., MCIP, RPP, Senior Planner, Planning and Development

Reviewed by: Krystina Wheatley, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal:

The purpose of this application is to facilitate the creation of two (2), conveyable parcels each containing a semi-detached dwelling unit. The severance will result in two (2) parcels; Part 1 (corner lot) with 21.6 metres (70.9 feet) of frontage on Victoria Street and approximately 410.7 square metres (0.04 hectares/0.1 acres)) in area and Part 2 (interior lot) with 20.4 metres (66.9 feet) of frontage on Victoria Street and approximately 434.3 square metres (0.04 hectares/0.1 acres) in area. The severance line will follow the common wall dividing the two semi-detached dwelling units. The existing single detached dwelling has since been demolished and the semi-detached dwelling has since been constructed on the subject lands. The severance could not be completed prior to the semi-detached dwelling being constructed given that the common wall and foundation must be established to ensure the property line accurately reflects the location of the common wall.

Site Features and Land Use:

The subject lands are a corner lot located on the southeast corner of Victoria Street and Tuscarora Street in the Urban Area of Hagersville. The subject lands previously had frontage and direct access to Tuscarora Street, prior to the single-detached dwelling being demolished to facilitate the construction of the semi-detached dwelling. Accordingly, frontage and direct access to the street is now from Victoria Street. The surrounding land uses consist primarily of low-density residential to the north, south and east and the Canadian National (CN) Rail line to the west of Tuscarora Street.

The subject lands are zoned 'Urban Residential Type 3 "(R3)" Zone in accordance with Haldimand County Zoning By-law HC 1-2020 and designated "residential" on Schedule "B.4" (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan.

Existing Intensive Livestock Operations:

Not applicable.

Agency & Public Comments**Haldimand County Building & Municipal Enforcement Services:**

Survey showing the as built survey will be required.

Haldimand County Planning & Development Services – Development Technologist:

No comments or concerns.

Haldimand County Emergency Services:

No comments received.

Hydro One:

No comments or concerns.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

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

The Provincial Planning Statement 2024 (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. Specifically, with regards to intensification in settlement areas, Section 2.3.1.3 of the PPS states that planning authorities shall support general intensification

and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options. Further, as it pertains to housing, Section 2.2.1 of the PPS permits and promotes all types of residential intensification, redevelopment and new compatible housing options which result in a net increase in residential units.

Planning Comment: While this application is to sever the lot to facilitate the separation of the recently constructed semi-detached units, this does represent gentle intensification and provides additional residential units within a settlement area boundary and efficiently uses existing infrastructure (i.e., water and sanitary services) without the need for any extensions or boundary expansions.

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

Haldimand County Official Plan (OP)

The subject lands are designated “Residential” on Schedule “B.4” (Hagersville Urban Area Land Use Plan) 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.

Infilling and Intensification

Section 4.B.7 of the OP states that Haldimand County will support measures to provide residential intensification such as conversion, infilling and redevelopment in areas where residential uses are permitted. The intensification of residential development reduces the need to expand urban boundaries and use 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.8.

In addition, pursuant to Section 4.B.8.d) of the OP, intensification within the stable residential neighbourhood is permitted provided such intensification respects and reinforces the stability of the residential neighbourhoods, is not out of keeping with the physical character of those neighbourhoods, and is of a scale and built form that reflects the surrounding neighbourhood. Further, as stated in Section 4.B.9, small scale intensification may be permitted in all areas designated for residential use, subject to the design criteria of Section 4.B.2) 6, except where infrastructure is inadequate or there are significant physical constraints.

Planning Comment: The subject lands previously contained a single detached dwelling, which has since been demolished and one (1) semi-detached dwelling containing two (2) dwellings units has since been constructed. This represents a small-scale intensification project, adding an additional residential unit to the site (whereas up to two Accessory Dwelling Units may be permitted) per Provincial legislation that is supported by OP policies. The semi-detached dwelling meets the applicable provisions of the “(R3)” Zone, utilizes existing municipal services and provides adequate on-site parking.

It is the opinion of Planning staff that the proposal meets the general intent and purpose of the Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are currently zoned ‘Urban Residential Type 3 “(R3)”’ in accordance with Haldimand County Zoning By-law HC 1-2020. The “(R3)” Zone provisions as they pertain to semi-detached dwellings utilize the “(R2)” Zone provisions. The “(R2)” Zone provisions for a semi-detached dwelling requires a minimum lot area of 255 square metres (2,744.8 square feet) and a minimum lot frontage of 7.5 metres (24.6 feet) for interior lots, and a minimum lot area of 345 square metres (3,713.5 square feet) and a minimum lot frontage of 11.5 metres (37.7 feet) for corner lots. The proposed severance along the common wall of the semi-detached unit will result in lot frontages and lot areas of 21.6 metres (70.9 feet), 20.4 metres (66.9 feet) and 410.7 square

metres (0.04 hectares/0.1 acres) and 434.25 square metres (0.04 hectares/0.1 acres) for the corner lot (Part 1) and interior lot (Part 2), respectfully. The subject lands are expected to meet all other applicable “(R3)” Zone provisions of the Zoning Bylaw.

It is the opinion of Planning staff that the proposal is consistent with the provisions of the “(R3)” Zone and maintains the intent and purpose of the Zoning By-law.

Notice Sign and Applicant Discussion

A public notice sign was posted in accordance with the Planning Act, R.S.O. 1990, c. P.13 on March 8, 2025

The applicant has satisfied the public consultation requirements as per the Provincial legislation.

A copy of the staff report has been provided to the applicant.

Attachments:

1. PLB2025024_Attach1_Condition
2. PLB2025024_Attach2_Map_Location
3. PLB2025024_Attach3_Map_OwnersSketch