

Haldimand County Committee of Adjustment



Consent

File Number: PLB-2025-037

Property Roll Number: 2810-151-003-01400-0000

Applicant: Jonathon Creighton

Agent: No agent

Property Location: Caledonia Part Lot 20 North Caithness, Known Municipally as 322 Caithness Street East, Caledonia

For consideration on: April 22, 2025

Summary

The applicant is proposing to sever the subject lands to permit the construction of two (2) semi-detached dwellings. The severed lands will have a frontage of 22.83 metres (74.9 feet) and an area of 908.54 square meters (9,779.4 square feet), and the retained lands are to have a frontage of 22.83 metres (74.9 feet) and an area of 945.39 square metres (10,176.1 square feet).

Recommendation

THAT application PLB-2025-037 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 applicant is proposing to sever the subject lands to permit the construction of two (2) semi-detached dwellings. The severed lands are to have a frontage of 22.83 meters (74.9 feet) on Robert Gordon Drive, and an area of 908.54 squared meters, and the retained lands are to have a frontage of 22.83 meters (74.9 feet) onto Robert Gordon Drive, and an area of 945.39 square meters.

The subject lands were previously subject to a Zoning By-law Amendment application (PLZ-HA-2023-209), which was approved by Council on June 24, 2024. The subject lands were rezoned from 'Urban Residential Type 1-A "(R1-A)" Zone to 'Urban Residential Type 2 (R2-H) with a Holding (H) Provision to permit the development of two (2) semi-detached dwellings.

The Holding (H) Provision can only be removed upon the submission and acceptance of a Lot Grading and Drainage Plan and archaeological investigation prior to any development or site alteration.

Site Features and Land Use:

The subject lands are a corner lot located in the Urban Area of Caledonia and fronts onto the west side of Robert Gordon Drive and on the north side of Caithness Street East. The subject lands were created through a previously approved consent application (PLB-2022-148) in order to create the future lot fabric for the semi-detached dwellings. The consent application is to create two (2) building lots for two (2) semi detached dwellings and are currently vacant.

The subject lands are designated “Residential” on Schedule “B.1” (Caledonia Urban Area Land Use Plan) in the Haldimand County Official Plan and zoned ‘Urban Residential Type 2 “(R2)”’ Zone. Surrounding land uses consist primarily of low density residential in the form of single detached dwellings.

Existing Intensive Livestock Operations:

Not applicable

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Must be able to connect to municipal services. Must meet the Residential Zone 2 (R2) setbacks of the Haldimand County Zoning By-Law HC 1-2020. Must meet overhead hydro setbacks (4.8m min). Sight triangle for corner lot to comply with 4.56 of zoning bylaw.

Haldimand County Planning & Development Services – Development Technologist:

Lot Grading has been previously reviewed and approved as part of PLB-2022-148.

Haldimand County Emergency Services:

No comments received.

Enbridge Gas

Enbridge Gas Inc.’s request that prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.

Hydro One:

No comments or concerns.

Municipal Property Assessment Corporation:

No comments received.

Mississaugas of the Credit:

MCFN DOCA has completed its review and has no questions or concerns regarding the Stage 1 & 2 Archaeology Assessment.

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 existing 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 create two building lots for the development of 2 semi-detached dwelling, this does represent a mild form of residential intensification and provides additional residential units within a settlement area boundary and efficiently uses existing infrastructure (municipal water and sanitary services) without the need for any extensions or boundary expansions.

It is the opinion of Planning staff that the proposal is consistent with the PPS.

Haldimand County Official Plan (OP)

Residential Designation

The subject lands are designated “Residential” on Schedule “B.1” (Caledonia Urban Area Land Use Plan) in the Haldimand County Official Plan. Section 4.B.2)2 of the OP states that the predominant land use within the “Residential” designation shall be for residential purpose, including all forms of residential development in accordance with the policies of this plan.

Development shall proceed in an orderly, phased manner contiguous to existing development and take into consideration the availability of services.

Planning Comment: The proposal is to sever the subject lands into two (2) viable parcels to facilitate the future development of two (2) semi-detached dwellings. The land use to permit the semi-detached dwellings was previously established through Zoning By-law Amendment application PLZ-HA-2023-209 and enacted through By-law No. 1383-HC/24. Full municipal services are available (i.e., water, sanitary and storm) at the property lines.

Infill 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 received prior approvals for consent and a zoning by-law amendment applications to create the necessary lot fabric and to establish the land use to facilitate the future development of two (2) semi-detached dwelling units). The proposal represents a small-scale residential infilling project, which results in a net increase of residential units to the subject lands in accordance with Provincial and County policies. The semi-detached dwellings meet the applicable provisions of the “(R2)” Zone, utilizes existing municipal services and will provide adequate, on-site parking.

It is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the OP.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned ‘Urban Residential Type 2 “(R2)”’ Zone in the Haldimand County Zoning By-law HC 1-2020. The “(R2)” Zone permits semi-detached dwellings, in addition to single detached dwellings and accessory dwelling units (ADUs) . The proposed severance is to create two (2) building lots so that the foundation of the semi-detached dwellings can be established, ensuring that the units can be separated through a future consent application along the common wall. The proposed severed and retained lands will have an area of approximately 908.5 square metres and 945.39 square metres respectively, which are sufficient in size and are able to provide the required lot area of “(R2)” Zone provisions for semi-detached dwellings. The proposed building lots will have a frontage of 22.8 metres (75 feet), which the proposed lots will be able to provide sufficient frontage for the semi-detached dwellings. Additionally, the severed and retained lands are expected to meet all the other zoning provisions in the zoning by-law.

It is the opinion of Planning staff that the proposal conforms with the general 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 30, 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. Condition Sheet
2. Location Map
3. Owner's Sketch