
HALDIMAND COUNTY

Report PDD-11-2025 Temporary Use Application to Permit Accessory Camping and Over-Night Accommodation, Dunn

For Consideration by Council in Committee on May 20, 2025



Objective:

To consider a Temporary Use By-law for a period of 1-year to permit accessory and over-night accommodation associated with a special event.

Recommendations:

1. THAT Report PDD-11-2025 2025 Temporary Use Application to Permit Accessory Camping and Over-Night Accommodation, Dunn be received;
2. AND THAT application PLRU-2025-052 to pass a Temporary Use By-law for a period of one (1) year to May 26, 2026 to permit accessory and over-night accommodation associated with a special event music festival on the subject lands be approved for the reasons outlined in Report PDD-11-2025;
3. AND THAT the proposal is deemed to be consistent with the Provincial Planning Statement (2024) and conforms to the Haldimand County Official Plan;
4. AND THAT the Temporary Use By-law attached to Report PDD-11-2025 be approved at a future Council meeting.

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

Approved: Cathy Case, Chief Administrative Officer

Executive Summary:

An application has been received for consideration of a Temporary Use By-law to permit camping and overnight accommodations on a temporary basis as accessory to a permitted special event to May 26th, 2026. The impetus for the application is to allow temporary accommodations relating to a three (3) day music event scheduled for June 26th to June 28th, 2025, and is permitted on the subject lands. The temporary use by-law has been structured to apply broad permissions that would not only allow camping for this event but for other special events on the property – already permitted for short durations as of right - for a period of 1 year.

Background:

The subject lands are a 138 hectare (344 acre) parcel known municipally as 536 Port Maitland Road, between the hamlets of Byng and Port Maitland on the west side of Port Maitland Road (Attachment

1). The property contains four (4) large hangar buildings which are now used for various industrial/commercial operations and a smaller mini-storage building. The property also contains the No. 6 RCAF Museum which features a number of heritage and vintage aircraft and displays.

The proposed temporary use zoning amendment is to permit camping and overnight accommodations as accessory to a permitted short-term special event to occur on the subject lands from Thursday June 26 to Saturday June 28, 2025. The permitted music event is to take place in the existing Hangar 1 building, with the camping and overnight accommodations to be located in the grassed areas between the old runways/track lanes in front of the hangar (Attachment 2). The music event is permitted as-of-right with existing site zoning, pending separate licensing approvals, and only the camping is subject to this application.

Analysis:

Planning Act

The *Planning Act* is the provincial legislation that sets out the ground rules for land use planning in Ontario. It sets out Provincial interests, policy statements, planning applications, planning processes and timelines that must be followed.

The *Planning Act* authorizes Council to pass a by-law to authorize the temporary use of land, buildings, or structures for any purpose that is otherwise prohibited by the Zoning By-law. The *Planning Act* requires the temporary use by-law to define the area to which it applies and to specify the period of time for which the authorization shall be in effect, which cannot exceed three (3) years from the day of passing of the temporary use by-law. Prior to expiry of the temporary use by-law, the *Planning Act* authorizes Council to grant extensions for not more than three (3) years per extension. The extension request would be circulated to neighbours for input and feedback, and would require Council's approval. Upon expiry of the temporary use by-law, the use is no longer permitted on the subject lands.

In this case, Council is authorized (should they choose) to pass a temporary use by-law to permit the applicant to have camping and overnight accommodations, associated with a special event, for one (1) full year (i.e., until May 26, 2026). If approved, it would allow for camping associated with a music festival that is planned in late June, but it would also allow for camping associated with other special events should any be planned in future. If Council approves the applicant's request and passes the temporary use by-law, the applicant could submit an application to request an extension to the temporary use by-law; and Council could extend the temporary use by-law for any timeframe up to three (3) years. The applicant could continue to request extensions prior to expiry as the *Planning Act* does not limit the number of times that Council can extend a temporary use by-law, or alternatively the property owner could make a full Zoning Amendment application to consider the use on a permanent basis through the public application process and based on supporting reports and information.

Provincial Planning Statement, 2024

The Provincial Planning Statement (PPS) (2024) is a high level planning document that provides direction on matters of provincial interest related to land use planning, development, and growth. These policy frameworks require the long-term protection of prime agricultural lands. The subject lands are located in the prime agricultural area and as the proposal is temporary in nature, the request for camping is not anticipated to have significant adverse impacts on adjacent properties.

These policy frameworks are general, as they apply province wide; they do not drill down into all local circumstances, issues, and policies. This is the function of the Haldimand County Official Plan (OP), and as such, the proposal conforms with the PPS.

Haldimand County Official Plan

The Official Plan (OP) creates the long-term framework for guiding land use changes in the County to 2051, by protecting and managing the natural environment, directing and influencing growth patterns, and facilitating the vision of the County as expressed through its residents. The OP also provides the avenue through which Provincial Policy is implemented into the local context. Decisions on temporary use by-law applications must conform to the OP.

The subject lands are designated 'Rural Industrial' and are located in a predominately agricultural area of the County. The OP recognizes that industrial development is an important means of providing employment opportunities and diversifying the assessment base within the County. The Rural Industrial designation applies to those historical lands that have had existing and established industrial activities and agricultural-related located in the rural areas of the municipality that function on private services. The permitted uses are limited to those that are considered dry industrial uses.

The OP elaborates on the *Planning Act* legislation and states that Council may enact temporary use by-laws to allow the temporary use of land for the purpose that is otherwise prohibited by the Zoning By-law under the following circumstances:

- a) For unfamiliar or uncommon uses on a trial basis that do not necessarily conform to the policies of the OP; and/or,
- b) For a use where it is known that the use will only be established for a brief period of time.

Further, the OP states that prior to passage of the temporary use by-law, Council shall be satisfied that:

- a) The temporary use permitted is compatible with adjacent uses or alternatively, that appropriate measures to mitigate any adverse impacts are implemented;
 - **Planning Comment:** The application is to permit camping and overnight accommodations as accessory to a special event which is considered a permitted use based on a site specific zoning on the lands, established many years ago. Special Events are limited in the site specific zoning to short-term shows and events not longer than 7 days of consecutive duration for any individual show or event to a maximum of 7 days during the calendar year. While the proposal is to allow for a full year permission, the impetus for the application is a proposed music festival which is scheduled to run for three (3) days from Thursday June 26 to Saturday June 28, 2025.
- b) On-site parking is adequate for the use and no adverse impacts on traffic or transportation facilities will result; and,
 - **Planning Comment:** The proposed camping and overnight accommodation is not anticipated to create any adverse traffic impacts. There is on-site parking associated with the permitted music event, and the temporary use will not further create any additional impacts on the road network in the area. To that end, the camping and overnight accommodations can actually assist in traffic management as a number of the attendees will remain on site for the music festival which reduces the number of vehicles travelling to-and-from the subject lands during the event.
- c) There is a reasonable probability that the temporary use will cease on or before the expiry of the by-law.
 - **Planning Comment:** The temporary use request is in association with a permitted use for the subject lands. The request has been made to consider the camping and overnight accommodations through a Temporary Use By-law as the intention is to recognize for the event but at this point there is no consideration for a permanent and on-going basis. The camping and overnight accommodation would be limited in time and permissions to short term shows and events.

Based on the foregoing, the temporary land use permissions and temporary use by-law, the proposal is considered appropriate and in conformity with the Haldimand County Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned “Light Industrial (ML)” and “Agriculture (A)”, with special exceptions 37.42; 37.194B; 37.237 and 37.558. The area where the existing buildings and functions of the property is zoned ML and the short term shows and events is permitted via 37.42. The music festival is permitted under the zoning as a special event running for three (3) days, and the requested camping and overnight accommodations would be accessory to the permitted use. The proposed temporary use is considered ancillary to the use via the subject temporary by-law amendment generally minor in nature in terms of potential impacts on adjacent properties. The area for the camping and overnight accommodation will be more central to the site and buffered from Port Maitland Road via the existing hangar buildings on the property.

A Temporary Use By-law has been prepared and included with this report as Attachment 3 for Council to consider.

Licensing Requirement

It is noted that while the music festival is permitted as of right, a Public Entertainment Event Licence is also required. A concurrent report (CEC-03-2025) is also being presented as part of the May 20th Council-in-Committee agenda by Customer Experience and Communications in regards to the licence request. Under Haldimand County’s Public Entertainment Event Licensing By-law 1915/18, a public event is classified as an exhibition, concert, festival or other organized public amusement and to which a licence must be obtained through Council approval. Report CEC-03-2025 lays out the details of the by-law requirements relating to the Public Entertainment Event and suggests a conditional framework for licence approval, and includes comments received through circulation to Emergency Services; Building and Municipal Enforcement Services; Roads Operations; Legal and Support Services; Grand Erie Public Health; and, the Ontario Provincial Policy. Through the circulation a number of recommendations for conditional approval are identified including:

- Approval of the subject Temporary Use By-law to permit the accessory camping;
- Compliance with Haldimand County’s Noise By-law;
- Permits from Grand Erie Public Health regarding any food premises and portable toilets;
- Final building permits for erection of any stages and buildings for the event;
- Confirmation of on-site security; and,
- Provision of insurance.

It should also be noted that should other special events be planned at the property that fall under the Public Entertainment Event Licensing By-law, they would be subject to the same requirements listed above, meaning that a regulatory framework can be relied upon to address various public interest matters. (e.g., noise, safety, etc.)

Financial/Legal Implications:

Not applicable.

Stakeholder Impacts:

Planning and Development – Development Technologist: No comments or concerns regarding the temporary use.

Building and Municipal Enforcement Services: No comments. Use to be accessory to a special event.
Licence required for the special event.

Report Impacts:

Agreement: No

By-law: Yes

Budget Amendment: No

Policy: No

References:

None.

Attachments:

1. Location Map.
2. Site Layout.
3. Draft Temporary Use By-law.