
Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-107

Property Roll Number: 2810-154-005-05300-0000

Applicant: 1300202 Ontario Ltd

Legal Description: Hagersville Plan 905, Block 17 Lot 7, Known municipally as 45 Howard Street

For consideration on: July 22, 2025

Summary

The applicant proposes to sever 45 Howard Street (subject lands) for lot creation. The subject lands are currently undergoing construction for a semi-detached dwelling and the proposed severance is to split the subject lands along the common wall. Each lot will have a frontage of approximately 10.03 metres (33 feet) and an area of approximately 443.33 square metres (4,772 square feet). The subject lands are zoned 'Urban Residential Type 3 "(R3)"' and are designated "Residential".

Recommendation

THAT application **PLB-2025-107** be **APPROVED**, subject to the attached conditions. The application **is consistent** with the Provincial Planning Statement, 2024 and **conforms** to the intent 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, Supervisor of Development Engineering & GIS, Planning and Development

Details of the Submission:

Proposal:

The applicant is proposing to sever the property municipally known as 45 Howard Street (the 'subject lands'). The subject lands are under construction for the creation of a semi-detached dwelling, and the severance is being proposed to divide the lands along the future common wall of the semi-detached dwelling units. The proposed severed and retained lots will each have a frontage of approximately 10.03 metres (33. feet) and an area of approximately 443.33 square metres (4,771.2 square feet). The

subject lands are zoned 'Urban Residential Type 3 "(R3)" Zone in Haldimand County Zoning By-law HC 1-2020 and are designated "Residential" in the Haldimand County Official Plan.

Site Features and Land Use:

The subject lands are located within the urban boundary of Hagersville and front onto the southeast side of Howard St. The lot contains a semi-detached dwelling that is currently under construction. The proposed severance will sever the lot to create two parcels along the approximate common wall of the semi-detached dwelling. The semi-detached dwelling that is being built is permitted and complies with the Zoning By-law.

The surrounding land uses are generally comprised of single-detached dwellings, with some medium density apartment units south of the property along Walpole Street.

The subject lands are zoned "Urban Residential Type 3 (R3)" Zone and is designated "Residential" on Schedule "B.4" (Hagersville Urban Area Land Use Plan) in the Haldimand County Official Plan.

Existing Intensive Livestock Operations:

Not applicable.

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 area boundaries. 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: The proposed semi-detached development represents a mild form of residential intensification and provides additional residential units within the urban area of Hagersville. The development of semi-detached development is expected to provide an additional type of dwelling without changing the characteristics of the neighbourhood. Further, the development will use the existing infrastructure efficiently without the need for any extension or boundary expansions.

Therefore, 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.4" (Hagersville 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 housing forms 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 a lot along the approximate location of the future common wall for the development of a semi-detached dwelling, and will be required to connect to full municipal services. Full municipal services are available without the need for extensions or significant upgrades.

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 existing urban settlement area boundaries and will 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.

Additionally, 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 the neighbourhood 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 contains a semi-detached dwelling that is currently under construction. The proposal is to sever along the approximate location of the common wall to create the individual lot parcels for each of the semi-detached dwelling units. The proposal represents a small scale infill development, which provides additional housing units and provide additional housing options which maintains the intent of the Provincial and County policies. Semi-detached dwelling are considered low-density residential housing and will not alter or negatively impact the characteristics of the neighbourhood. The use is supported by the current zoning provision of the Zoning By-law.

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 3 (R3)" Zone in the Haldimand County Zoning By-law HC 1-2020. Semi-detached dwellings are permitted in the R3 Zone subject to the applicable R2 zone provisions. The R2 zone requires a minimum lot area of 255 square metres (2,745 square feet) for interior lot and a frontage of 7.5 metres (24.6 feet). The proposed retained lot and severed lot will each have a lot area of 443.3 square metres (4,772 square feet) and a frontage of 10.03 metres (33 feet). Additionally, the proposed semi-detached dwelling conforms with the remaining applicable zoning provisions.

Therefore, it is the opinion of Planning staff that the proposal conforms with the general intent and purpose of the Haldimand County Zoning By-law HC 1-2020.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services:

Construction to comply with Ontario Building Code (OBC) requirements and final survey required as part of a building permit.

Haldimand County Planning & Development Services – Development Technologist:

Full lot grading plan, municipal drainage reapportionment for Harrop Drain, and entrance permit for the severed parcel are required.

Haldimand County Emergency Services:

Fire division has no concerns with the application for change from a SFD to a multi residential dwelling. This area is service by hydrants on a 150mm line.

Hydro One:

No concerns with application.

Mississaugas of the Credit:

No comments received.

Six Nations:

No comments received.

Public:

No comments received.

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 June 25, 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. PLB-2025-107 Condition Sheet
2. PLB-2025-107 Location Map
3. PLB-2025-107 Owner Sketch