
Haldimand County Committee of Adjustment

Consent



Title: PLB-2025-106

Property Roll Number: 2810-331-002-07100-0000

Applicant: Deborah Bigelow ,Catherine Bigelow

Agent: Howie Nigh, Lisa Nigh, Nighs Concrete

Legal Description:Jarvis Plan 6407 Lot 30 Lot 31, Known Municipally as 21 Davis Street

For consideration on: July 22, 2025

Summary

The applicant proposes a severance on 21 Davis Street (subject lands) to create a new residential lot for a single detached dwelling. The retained lands will have a frontage of 31.43 metres (103 feet) and an area of approximately 1,591.41 square meters (17,134 square feet). The subject lands are located in the urban boundary of Jarvis and are zoned 'Urban Residential Type 1-A "(R1-A)"' within the Haldimand County Zoning By-Law HC 1-2020, and are designated "Residential" within the Haldimand County Official Plan.

Recommendation

THAT application **PLB-2025-106** 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, Acting Supervisor, Planning and Development

Details of the Submission:

Proposal:

The applicant proposes to sever the subject lands to create one (1) new residential lot. The purpose of the severance is to facilitate the development of a single-detached dwelling, on the severed lot. The retained parcel will have a frontage of approximately 31.43 metres (103 feet) and an area of approximately 1,591.41 square metres (17,134 square feet). The severed parcel will have a frontage

of approximately 28.67 metres (94 feet) and an area of approximately 1,449.82 square metres (15,605 square feet). The subject lands are located within the urban boundary of Jarvis, are designated “Residential” in the Haldimand County Official Plan, and are zoned ‘Urban Residential Type 1-A “(R1-A)”’ in accordance with Haldimand County Zoning By-Law HC 1-2020.

Site Features and Land Use:

The subject lands are located within the urban boundary of Jarvis and front onto the south side of Davis St. The subject lands currently contain a single detached dwelling and a garage; the garage will be demolished. The consent application is to sever the existing lot into two, one for the existing single detached dwelling which will be retained and one for future single detached dwelling.

The subject lands are zoned “Urban Residential Type 1-A “(R1-A)”” Zone and is designated “Residential” on Schedule “B.5” (Jarvis Urban Area Land Use Plan) in the Haldimand County Official Plan. Surrounding land uses are single detached dwellings in general.

Existing Intensive Livestock Operations:

Not applicable

Planning Analysis

Provincial Planning Statement, 2024 (PPS)

Section 2.3.1.3 of the PPS states that planning authority shall support general intensification and redevelopment. Additionally, Section 2.2.1 of the PPS, that pertains to housing, permits and promotes all types of residential intensification, redevelopment which result in a net increase in residential units.

Planning Comment: The application is to sever the subject lands to create a residential lot for the development of a future single detached dwelling. The proposal will allow for additional development opportunities on underutilized lands within the urban boundary of Jarvis. The proposed single detached dwelling will use the existing infrastructure without the need for any extensions or boundary expansions, which represents effective use of existing infrastructure.

Therefore, it is the opinion of Planning staff that the proposal is consistent with the PPS.

Haldimand County Official Plan (OP)

The subject lands are designated “Residential” on Schedule “B.5” (Jarvis 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 a lot for the development of another single detached dwelling, similar built form with adjacent properties and within the neighbourhood. The proposed single detached dwelling will be required to connect to full municipal services.

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 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 cost 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 an existing single detached dwelling which is intended to remain on the retained lands. The proposal is to sever a lot for the development of a single detached dwelling. The proposal represents a small scale infill development, which provides additional housing units in accordance with Provincial and County policies. The proposed single detached dwelling development maintains the same scale of development and built form with the neighbourhood, which consists of primarily single detached dwellings.

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 1-A (R1-A)” Zone in the Haldimand County Zoning By-law HC 1-2020. The “R1-A” zone requires a lot area of 450 square metres (4,844 square feet) and a frontage of 15 meters (49 feet) for interior lots. The proposed severed lot will have an approximate lot area of 1,449.8 square metres (15,605 square feet) and a frontage of 28.7 metres (94 feet). The proposed retained lot will have an approximate lot area of 1,591.4 square metres (17,134 square feet) and a frontage of 31.4 metres (103 feet). Single detached dwellings are permitted in “R1-A” zone and both the retained and severed lands will meet the minimum zoning provisions, and does not have any deficiencies regarding zoning provisions at this time.

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:

Applicant is to ensure that the proposed dwelling on the severed parcel is to comply with the zoning provisions under the Residential Type 1-A (R1-A).

Haldimand County Planning & Development Services – Development Technologist:

Full lot grading plan and municipal drainage reapportionment will be required.

Haldimand County Emergency Services:

No comments received.

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 July 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. PLB-2025-106 Condition Sheet
2. PLB-2025-106 Location Map
3. PLB-2025-106 Owner Sketch