

Haldimand County Committee of Adjustment Consent

Meeting Date: April 12, 2022

File Number: PLB-2022-007

Property Roll Number: 2810-156-002-06200

Applicant: Daniel and Diane DePagter

Property Location: Cayuga Village Plan East of the Grand River, Lots 25 and 26

North of Mohawk Street, Part of Lots 25 and 26 South of Norton Street, Part of Snow Street, Registered Plan 18R7803 Parts 7 and 8, Urban Area of Cayuga, known

municipally as 29 Monture Street North

Recommendation

That application PLB-2022-007 be deferred. Staff require more information regarding servicing to determine if the application is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Details of the Submission

Proposal: The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 27.9 metres (91.5 feet) and contain an area of approximately 0.3101 hectares (0.8 acres). The retained parcel will contain an area of approximately 0.25386 hectares (0.63 acres).

Site Features and Land Use: The subject lands are located in the Urban Area of Cayuga and front onto the west side of Monture Street. The Urban Boundary is delineated by Monture Street, with the lands to the west within the boundary, and those to the east being outside the boundary. The subject lands currently contain a single detached dwelling. The surrounding land uses are primarily residential in nature with industrial uses to the south. The surrounding dwellings within the Urban Boundary are developed on single services, connected to municipal water but not sanitary service.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: Class 4 septic system required if no sanitary services are available. Planning application required if they can't meet Section 4.38 of the Zoning By-law and it doesn't look like they can as there doesn't appear to be services available. Easement required to be registered on title and no building permitted within easement. Fire Department may also have an issue if there are no fire protection hydrants to connect to for a new dwelling in the urban boundary as per 4.38 (Minimum Services) in HC 1-2020. Required to meet zone provisions for setbacks. Looks to meet area, frontage etc. but proposed dwelling is required to meet setbacks. Setbacks required for existing dwelling from new property line to confirm if it will meet minimum setbacks.

Haldimand County Planning & Development Services – Development Technologist: Full lot grading plan required prior to completion of the consent. Entrance permit required for the severed parcel.

Haldimand County Emergency Services: No comments received.

Haldimand County Water and Wastewater Engineering & Compliance: Extend municipal services (mains) within road allowance to proposed lot prior to consent.

Grand River Conservation Authority: No comments received.

Hydro One: No comments received.

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 Policy Statement, 2020 (PPS)

The Provincial Policy Statement (PPS) states that settlement areas, such as Cayuga, shall be the focus of growth and development and their vitality and regeneration shall be promoted. The subject application represents infill development within a delineated settlement boundary, adjacent to already built up lots. The PPS generally promotes development of this nature.

However, section 1.3.2 (c) states:

Land use patterns within settlement areas shall be based on densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;

The subject lot is currently not serviced by municipal water or sanitary services. At this time more details regarding proposed servicing of the site are required to determine conformity with the PPS.

A Place to Grow, 2020

A Place to Grow policies generally echo those of the PPS, as such it is Planning staff's opinion that more information is required to determine conformity with the Growth Plan.

Haldimand County Official Plan (OP)

The subject lands are designated Residential in the Haldimand County Official Plan and are within the built boundary of Cayuga. The subject application is seeking to sever the existing dwelling from the vacant portion in order to facilitate the construction of an additional dwelling. Section 5H.2 outlines the general criteria for consent applications. This section has four policies to be met;

- a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained:
 - **Comment:** The severed and retained lots maintain the minimum zone requirements for residential development.
- b) The creation of new lots for development shall only be granted in accordance with the relevant servicing policies contained in this Plan;
 Comment: The retained lands are connected to municipal water by way of a private easement and are not connected to municipal sanitary sewers. The severed lands do not currently have municipal water or sanitary connections available. The applicant is proposing to extend an existing servicing easement to bring water service to the severed property. Comments received from the Development Technologist indicate that more information is required to properly evaluate the proposed servicing plan.
- c) The proposed severed and retained land fronts on an existing public road that is of a reasonable standard of construction and access would not create a traffic hazard because of limited sight lines on curves or grades. Direct access from provincial highways or arterial roads should be restricted where possible and residential lots should, where possible, have access only from collector or local roads; and
 - **Comment:** The subject lands have frontage on Monture Street, satisfying the requirements of this policy.

d) Not more than five lots are being created. **Comment:** Only one lot is being created.

Related to (b) above, section 5B.1.1 requires that new development within an urban area be connected to both sanitary and water services. Section 5B.1.2 outlines two scenarios where development is permitted on single services.

5B1.1 (a) permits minor infill development, in an area largely developed on single services. The subject lot represents an infill lot, in an area that has largely been developed on a single service. This exception was also used in 2019 to permit the creation of 4 lots, including the subject lands by way of consent. Further, a zoning bylaw amendment is required to permit development on single services.

At this time Planning staff require more information to determine if connecting the retained lot to a single (water) service is feasible and if is appropriate to permit development on a single service.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Urban Residential Type 1-A (R1-A)'. The R1-A zone requires a minimum lot area of 450 square metres and a frontage of 15 metres. The severed and retained lot will maintain the minimum required lot standards.

As indicated above, if approved, a zoning by-law amendment application would be required to permit development on partial services.

Notice Sign, Public Consultation, and Applicant Discussion

The applicant has not indicated that a public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13*.

The applicant has not satisfied the public consultation requirements as per the Provincial legislation.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Neil Steef

Neil Stoop, MSc., RPP Senior Planner 905-318-5932 extension 6202

Reviewed by:

Alisha Cull, BES, MCIP, RPP Supervisor, Planning & Development 905-318-5932 ext. 6208

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
- 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 4. That the applicant enter into an agreement regarding municipal services extension and servicing allocation. Municipal services (watermain, sanitary sewer main) within the road allowance must be extended to service the newly created lot, and Servicing Allocation (water and waste water) has been allocated for the severed property. Contact the Planning & Development Division at 905-318-5932 for further clarification. As this process can take a number of months to complete, early action on this condition is essential.
- 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 6. Receipt of a copy of the registered reference plan of the severed parcel, will have a frontage of approximately 27.9 metres (91.5 feet) and contain an area of approximately 0.3101 hectares (0.8 acres).. Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N

Projection: Transverse_Mercator False_Easting: 500000.00000000

False_Northing: 0.00000000

 Central_Meridian:
 -81.00000000

 Scale_Factor:
 0.99960000

 Latitude_Of_Origin:
 0.00000000

Linear Unit: Meter

Geographic Coordinate System: GCS_North_American_1983

Datum: D_North_American_1983

Prime Meridian: Greenwich Angular Unit: Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-007

DEPAGTER, Daniel and Diane

Assessment Roll Number: 2810-156-002-06200

Location Map FILE #PLB-2022-007 APPLICANT: DePagter





Location:

29 MONTURE STREET NORTH URBAN AREA OF CAYUGA WARD 2

Legal Description:

PLAN VILLAGE CAYUGA EGR LOTS 25 26 N MOHAWK ST PT LOTS 25 26 S NORTON ST PT SNOW ST RP 18R7803 PARTS 7 AND 8

Property Assessment Number:

2810 156 002 06200 0000

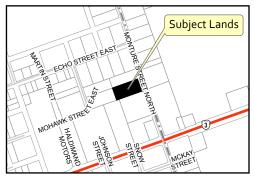
Size:

1.39 Acres

Zoning:

R1-A (Urban Residential Type 1-A)

HALDIMAND COUNTY, IT'S EMPLOYEES, OFFICERS AND AGENTS ARE NOT RESPONSIBLE FOR ANY ERRORS, OMISSIONS OR INACCURACIES WHETHER DUE TO THEIR OWN NEGLIGENCE OR OTHERWISE. DO NOT USE FOR OPERATING MAP OR DESIGN PURPOSES. ALL INFORMATION TO BE VERIFIED.

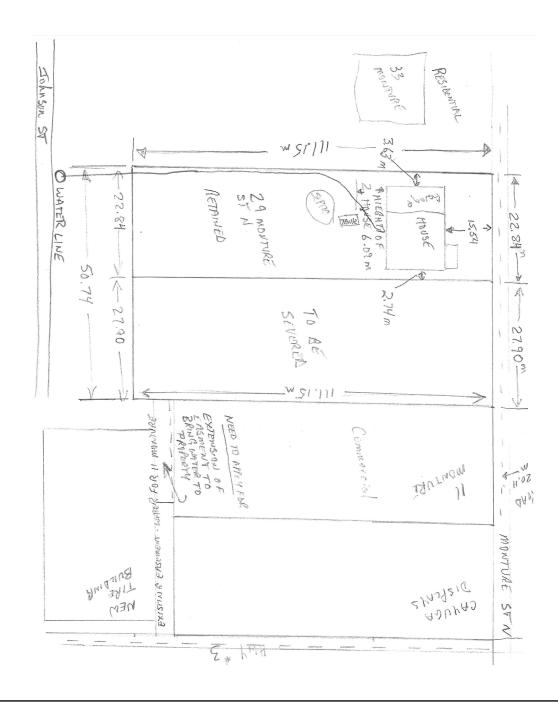




Owner's Sketch FILE #PLB-2022-007 APPLICANT: DePagter









Haldimand County Committee of Adjustment Consent

Meeting Date: April 12, 2022

File Number: PLB-2022-008

Property Roll Number: 2810-332-002-58000

Applicant: Robert James Groves

Agent: Kim Hessels

Property Location: Concession 1, Part Lot 16, Geographic Township of

Walpole, known municipally as 203 Brooklin Road

Recommendation

That application PLB-2022-008 be deferred to allow the applicant an opportunity to amend the application.

Details of the Submission

Proposal: The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.52 hectares (1.29 acres). The retained parcel will have an approximate area of 18.7 hectares (46.17 acres). The purpose of the application is to address an encroachment issue with the existing driveway and to improve drainage on the benefiting lands.

Site Features and Land Use: The subject lands are located on the west side of Brooklin Road in the geographic township of Walpole. The subject lands currently contain a single detached dwelling. The surrounding land uses are agricultural in nature.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services – Development

Technologist: No comments or concerns.

Haldimand County Emergency Services: No comments received.

Long Point Region Conservation Authority: No comments received.

Hydro One: No comments received.

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 Policy Statement, 2020 (PPS)

The subject lands are located within the prime agricultural area of the County. Section 2.3 of the PPS outlines that policies that apply to prime agricultural areas. Section 2.3.1 states that "Prime agricultural areas shall be protected for long-term use for agriculture." The subject application will result in farmland being removed from active production.

Boundary adjustments are subject to policies under 2.3.4 of the PPS. Section 2.3.4.2 permits adjustments for legal or technical reasons. The PPS defines legal or technical reasons as, "severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot." The subject application will not result in a new lot; however, it is the opinion of Planning staff that it does not meet the intent of the PPS policies.

The applicant is requesting a boundary adjustment as the existing driveway encroaches on the neighbouring property. The application as proposed would add approximately 17 metres of frontage and 1.29 acres of area. It is the opinion of Planning staff that the proposed boundary adjustment exceeds what is required to address the encroachment and is not consistent with the PPS.

A Place to Grow, 2020

A Place to Grow builds on the policies of the PPS and speaks to the long-term protection of agricultural areas and strengthening the agricultural system. The subject application will result in unnecessary lands being boundary adjusted away from a farm parcel to a rural residential lot.

It is the opinion of Planning staff the subject application does not conform to A Place to Grow.

Haldimand County Official Plan (OP)

The subject lands are designated 'Agriculture' in the OP. The OP permits severances for legal or technical reasons including minor boundary adjustments. The subject application will result in approximately 1.29 acres of land being adjusted from a farm parcel to a rural residential lot. This area far exceeds the required area to address the existing driveway encroachment.

It is the opinion of Planning staff that the subject application does not conform to the policies of the Official Plan. Staff are recommending deferral of the application to allow the applicant an opportunity to amend the application.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agricultural (A)' zone. Both of the resulting lots will comply with the required area and frontage provisions of the Zoning By-law.

Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on March 2, 2022.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Neil Stoop, MSc., RPP

Neil Steef

Senior Planner

905-318-5932 extension 6202

Reviewed by:

Alisha Cull, BES, MCIP, RPP Supervisor, Planning & Development 905-318-5932 ext. 6208

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, and a fee of \$313.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Robert James Groves and further identified as Roll No. 2810-332-002-58000, if required.
- 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
- 3. That the severed parcels become part and parcel of the abutting lands presently owned by Robert James Groves and further identified as Roll # 2810-332-002-58000.
- 4. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
- 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.54 hectares (1.33 acres). Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD 1983 UTM Zone 17N

Projection: Transverse Mercator False Easting: 500000.00000000

0.00000000 False Northing: Central Meridian: -81.00000000 Scale Factor: 0.99960000 Latitude Of Origin: 0.00000000 Linear Unit: Meter

Geographic Coordinate System:GCS_North_American_1983

Datum: D_North_American_1983

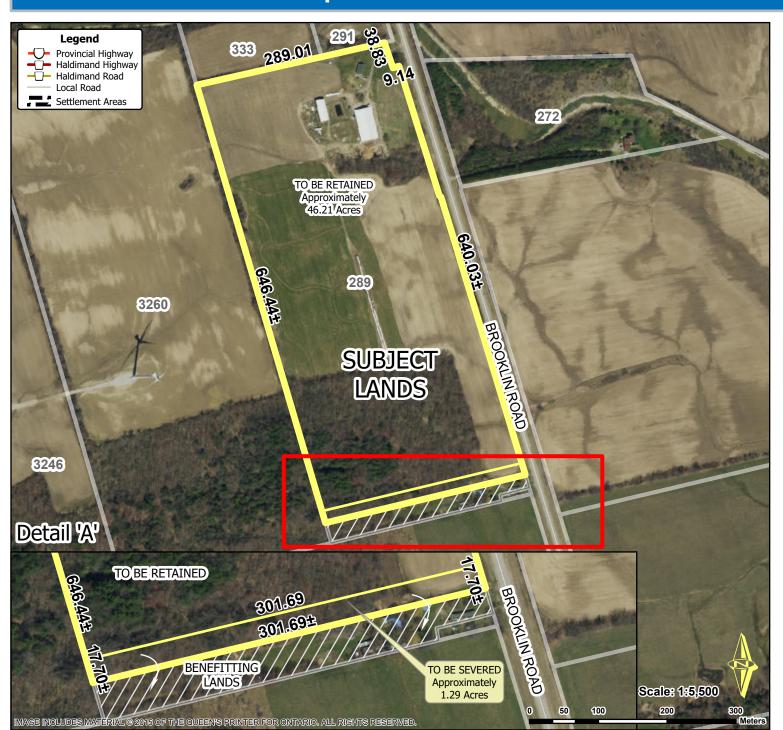
Prime Meridian: Greenwich Angular Unit: Degree

7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-008 GROVES, Robert James

Assessment Roll Number: 2810-332-002-58000

Location Map FILE #PLB-2022-008 APPLICANT: Groves





Location:

289 BROOKLIN ROAD GEOGRAPHIC TOWNSHIP OF WALPOLE WARD 1

Legal Description:

WAL CON 1 PT LOT 16 RP 18R7119 PART 1

Property Assessment Number:

2810 332 002 58100 0000

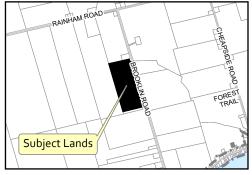
Size:

47.5 Acres

Zoning:

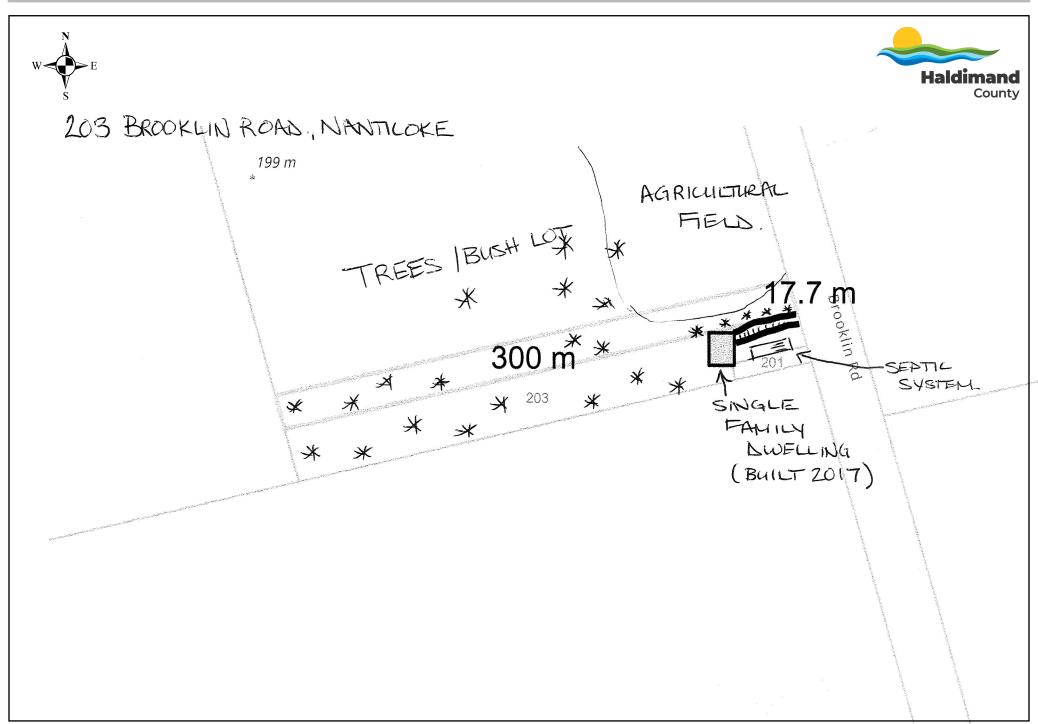
A (Agriculture) & HL (Hazard Land) Overlay

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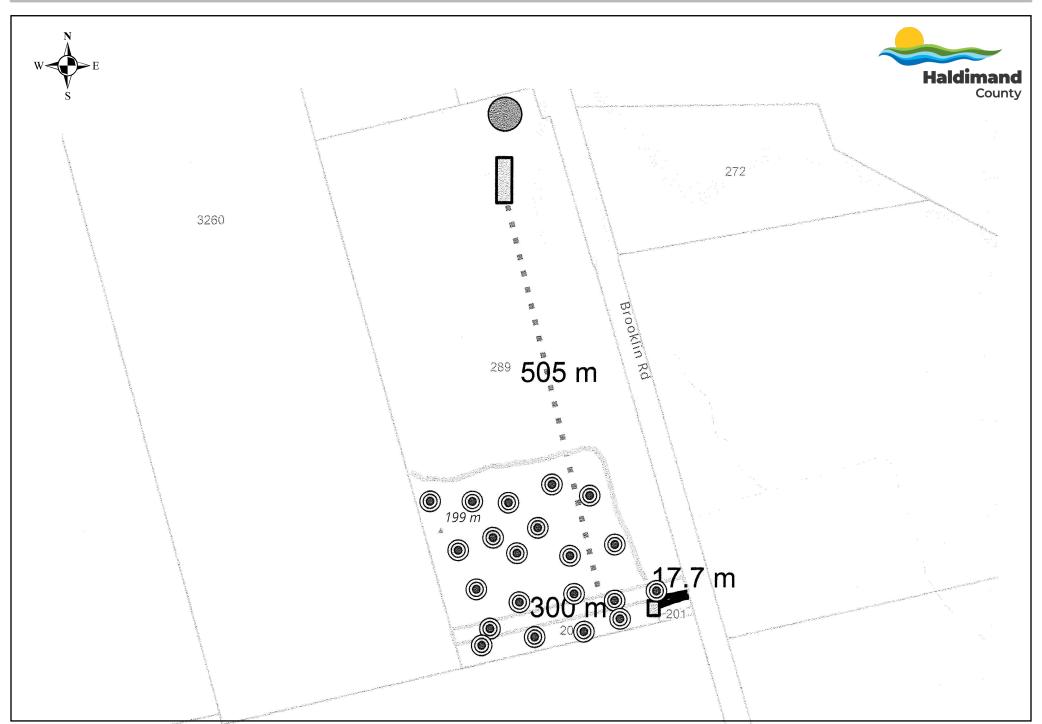




Owner's Sketch 1 of 2 FILE #PLB-2022-008 APPLICANT: Groves



Owner's Sketch 2 of 2 FILE #PLB-2022-008 APPLICANT: Groves





Haldimand County Committee of Adjustment Consent

Meeting Date: April 12, 2022

File Number: PLB-2022-011, PLB-2022-012 and PLB-2022-013

Property Roll Number: 2810-332-008-35800

Applicant: GVD Farms Ltd.

Agent: Adam Moote (LandPro Planning Solutions Inc.)

Property Location: Concession 1, Part Lots 23 and 24, Geographic Township of

Walpole, known municipally as 3866 Rainham Road

Recommendation

That application PLB-2022-011, PLB-2022-012 and PLB-2022-013 be refused. The application is not consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and does not conform to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Details of the Submission

Proposal: The applicant proposes to sever three lots for future residential development. The severed lands in application **PLB-2022-011** will have a frontage of approximately 27.5 metres (90.2 feet) and contain an area of approximately 0.1912 hectares (0.47 acres). The severed lands in application **PLB-2022-012** will have a frontage of approximately 38 metres (124.7 feet) and contain an area of approximately 0.1875 hectares (0.463 acres). The severed lands in application **PLB-2022-013** will have a frontage of approximately 40 metres (131.2 feet) and contain an area of approximately 0.19 hectares (0.47 acres). The retained parcel will contain an area of approximately 4.1 hectares (10.1 acres).

A concurrent Zoning By-law amendment application has also been submitted, to rezone the portion of the subject lands within the hamlet boundary to "Hamlet Residential (RH)". As part of the subject application, and the concurrent Zoning By-law amendment the following were submitted;

Planning Justification Brief;

- 2. Zoning By-law Amendment Application;
- 3. Consent Application (3);
- 4. Archaeological Assessment;
- 5. Stormwater Management Brief;
- 6. Grading Plan;
- 7. Sketch for Severance Applications; and
- 8. Topographical Survey.

Site Features and Land Use: The subject lands are located partially within the hamlet boundary of Selkirk and partially within the Agricultural designation, outside of the hamlet boundary. The lands front onto the south side of Main Street West (Rainham Road) and are currently under active agricultural production. A drainage feature is present on the property accommodating stormwater that flows through a culvert under Main Street West from the lands to the north. The surrounding land uses are residential and agricultural in nature.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services – Development Technologist: Full lot grading plan required prior to completion of consent. Entrance permit(s) for severed parcel(s).

After review of the submitted Functional Servicing Report, there were issues noted that could prove problematic if the proponent were to start this development with the proposed severances. The issues are as follows:

- Proposed Cul-De-Sac length would prove longer than what the Design Criteria would permit. (HCDC Section G 3.04) if a cul-de-sac is longer than 106m in length a secondary access would be required.
- It is proposed that Infiltration Basins would be proposed to mitigate Storm Water for the lot grading. This would not be recommended as Haldimand Clay isn't susceptible to infiltration.
- It is proposed to reroute the existing major stormwater channel that collects many hectares of land into a smaller and shorter swale which would run along an already developed property on the edge of Selkirk. Staff disagree with this

proposed diversion channel as the quantity of water that flows through the lands currently would not be accommodated with the size of the diversion channel.

- The overall development plan indicated no quantity or quality control measures.
- As per the Haldimand County Design Criteria, the Pre-Development Flows should match or decrease from the Post-Development flows. Therefore a stormwater management system will be required.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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 Policy Statement, 2020 (PPS)

The PPS states that settlement areas, such as Selkirk, shall be to focus of growth and development and their vitality and regeneration shall be promoted. While the PPS promotes development within settlement areas, any such development must be consistent with the policies of the PPS.

Section 1.1.3,2 a) states, "Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources;"

Further section 1.1.3.7 b) states, "Planning authorities should establish and implement phasing polices to ensure: the orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs."

Additionally section 1.6.6.7 requires the municipality plan for stormwater management and "ensure that systems are optimized, feasible and financially viable over the long term." Additional policies in this section require best practices be employed and that risk to "health, safety, property and the environment" be mitigated.

The subject applications seek to create three lots by way of consent as a pre-cursor to a larger overall development on the rear of the lands. The lots proposed by way of the subject applications occupy much of the frontage located within the settlement

boundary, setting aside 20 metres to accommodate a future road to the rear of the lot. Staff are concerned that the subject applications may impact the viability of future phases on the rear of the property. In order to ensure efficient and orderly use of the lands the a comprehensive plan for the development of the entire lot should be evaluated and phased through a plan of subdivision.

The applicant submitted an stormwater brief as part of a complete application. The Development Technologist who reviewed the materials has concerns with the appropriateness of the proposed design and how it may impact the future development of the lands.

While the PPS encourages lot creation and development within the settlement area, it is prohibited within prime agricultural areas. The boundary of the settlement area is included as a dashed line on the location map and detail map. The proposed lot, denoted as Part 1 on the Owner Sketch (PLB-2022-011), extends beyond the settlement boundary into the prime agricultural area.

It is the opinion of Planning staff that the subject applications are not consistent with the PPS.

A Place to Grow, 2020

The policies of A Place to Grow generally echo those of the PPS.

Section 2.2.1 directs development to settlement areas, such as Selkirk, in line with the PPS polices above.

Building on the PPS stormwater polices section 3.2.7 (2) states,

"Proposals for large-scale development, proceeding by way of secondary plan, plan of subdivision, vacant land plan of condominium or sire plan will be supported by a stormwater management plan or equivalent, that:

- a) Is informed by a watershed plan or equivalent;
- Incorporates an integrated treatment approach to minimize stormwater flows and reliance on sotrmwater ponds, which includes appropriate low impact development and green infrastructure;
- c) Establishes planning, design, and construction practices to minimize vegetation removal, grading and soil compaction, sediment erosion, and impervious surfaces; and
- d) Aligns with stormwater master plan or equivalent for the settlement area where applicable"

The submitted Planning Justification Brief includes an overall concept plan for the lands within the hamlet of Selkirk. The subject consent applications are denoted as phase one of the overall development, with a second phase to create additional lots and a road to the south. It is the opinion of Planning staff that the development of the lands proceed by way of a phased Draft Plan of Subdivision, including all necessary technical documents for review. The submitted stormwater management brief is not sufficient to ensure the overall development of the lands can be executed appropriately and the entire property/ development should be evaluated comprehensively.

It is the opinion of Planning staff that the subject application does not conform to A Place to Grow.

Haldimand County Official Plan (OP)

The subject lands are partially designated Hamlet and the remainder Agricultural. The area located within the Selkirk hamlet boundary are designated Hamlet, while those outside the boundary are Agricultural.

The lands subject to application PLB-2022-012 (Owner Sketch Part 2) and 013 (Owner Sketch Part 3) are located wholly within the Hamlet designation. The lands subject to PLB-2022-011 (Owner Sketch Part 1) are located largely within the Hamlet designation, while some is located within the Agricultural Designation. Similar to the policies of the PPS and Growth Plan, Section 5H.3 of the Official Plan restricts lot creation in the Agricultural designation.

Section 5H.2 states.

"The division of land is encouraged to proceed by plan of subdivision; however, where the Committee of Adjustment deems that the subdivision process is unnecessary for the proper and orderly development of the community, the creation of new lots may proceed by consent in accordance with the relevant policies of this Plan. Generally, new lot creation by consent shall be guided by the following:

Planning Comment: It is the opinion of Staff that the development should proceed as a plan of subdivision to ensure the proper and orderly development of the community. The creation of the proposed lots may adversely impact the future development of the retained lands, by limiting access points to Rainham Road and the area for future infrastructure prior to completing a comprehensive technical review.

- a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained;
 - Planning Comment: The proposed severed lots are of sufficient size to accommodate low density residential development and maintain the minimum required lot standards. However, the overall concept plan illustrates a proposed road on the retained lands. The presence of a road would impact the required setbacks on a lot, however as the area designated for a road would not yet be a road allowance the appropriate development standards would not apply and could result in future deficiencies (i.e. two interior lots would become corner lots).
- b) The creation of new lots for development shall only be granted in accordance with the relevant servicing polices contained in this Plan; **Planning Comment:** Review of servicing policies below.
- c) The proposed severed and retained land fronts on an existing public road that is of a reasonable standard of construction and access would not create a traffic hazard because of limited sight lines on curves or grades. Direct access form provincial highways or arterial roads should be restricted where possible and residential lots should where possible have access only form collector of local roads; and Planning Comment: The subject lots front onto Rainham Road an existing public road. Rainham Road is an arterial road, and should have new accesses restricted where possible. The proposed concept plan for the overall development includes the construction of a local road. Two of the proposed lots, delineated as Parts 2 and 3, abut the proposed road on the concept plan and should therefore direct access should come from the local road, and not Rainham Road. The proposed lot, Part 1, would not abut a local road and access from Rainham Road would be appropriate.
- d) Not more than 5 lots are being created."
 Planning Comment: The subject applications are proposing to create three new lots. However, the overall concept plan proposes the creation of 18 total lots. The creation of the lots should be evaluated through the same application to ensure the feasibility of the overall development.

Section 5B.2 of the Haldimand County Official Plan speaks to the minimum servicing requirement for non-urban areas, such as the Hamlet of Selkirk. This section permits development on private onsite services in accordance with the Ontario Building Code.

The proposed lots are of sufficient area to accommodate on site services, pending a fulsome review through the building permit process.

Section 5B.3 speaks to stormwater management. 5B3.1 states:

"All new development shall be subject to stormwater run-off in an efficient and environmentally sound manner and where required stormwater management facilities shall be provided. Comprehensive stormwater management studies will be required for development proposals. In all instances, the need for stormwater management facilities shall be determined by the County, the appropriate Conservation Authority and any other agency having jurisdiction."

Additional policies outlined in section 5B.3 outline the technical basis of the review and provided the legal backing to require stormwater management plans. A review of the submitted stormwater management brief was conducted and comments are provided above through the Development Technologist. The development of the lot delineated by Part 3 of the Owner Sketch requires the rerouting of an existing drainage swale, which will require further changes to accommodate development on the propose retained lands. It is the opinion of the County that a stormwater management report should be reviewed for the balance of the development prior to rerouting the existing drainage to ensure the feasibility and appropriateness of the plan. Additionally, staff review has indicate deficiencies with the proposed stormwater management.

It is the opinion of Planning staff that the subject application does not comply with the Official Plan.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agriculture (A)' in the Haldimand County Zoning By-law. A zoning by-law amendment application has been submitted to re-zone the portion of the subject lands located within the Selkirk settlement boundary to 'Hamlet Residential (RH)'.

The proposed severed and retained lots will comply with the minimum required lot area (1, 855 square metres) and frontage (30 metres) for the RH and A zone.

The subject applications comply with the Haldimand County Zoning By-law.

Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on March 1, 2022.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Neil Stoop, MSc., RPP

Neil Steef

Senior Planner

905-318-5932 extension 6202

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208



GVD Farms - 3866 Rainham Road

Severance Applications

Please find noted below my comments for submission #1 for GVD Farms – 3866 Rainham Road I had the pleasure to review the following documents submitted with this package:

Stormwater Management Report

I'd highly recommend we look at this development as a subdivision process rather than breaking it up and starting off with a severance. I would not be incline to recommend approvals of these 3 lots as these are just the start to something larger. I'd want to see this Functional Servicing Report speak to the entire development rather than the "First Phase" (Severed Lots).

After my review of the submitted Functional Servicing Report it was made evident of a couple hurdles off the start that could prove problematic if we were to start this development off with the proposed severances. The issues or hurdles are as follows:

- Proposed Cul-De-Sac length would prove longer than what the Design Criteria would permit. (HCDC Section G 3.04) if a cul-de-sac is longer than 106m in length a secondary access would be required.
- It is proposed that Infiltration Basins would be proposed to mitigate Storm Water for the lot grading. I would recommend against this idea as Haldimand Clay isn't susceptible to infiltration.
- It is proposed to reroute the existing major stormwater channel that collects many hectares of land into a smaller and shorter swale which would run along an already developed property on the edge of Selkrik, I would disagree with this proposed diversion channel as the quantity of water that flows through the lands currently would not be accommodated with the size of the diversion channel.
- The overall development plan indicated 0 quantity or quality control measures.
- As per the Haldimand County Design Criteria, the Pre-Development Flows should match or decrease from the Post-Development flows. Therefore a stormwater management system will be required.

These are a few items that were highlighted during my initial review, I would again recommend to take a different approach to the application of the development as I strongly believe this development should be investigated at a higher level.



Austin Thorne

Development & Design Technologist - Planning & Development Haldimand County Administration Building 53 Thorburn St. S., Cayuga, ON NOA 1E0

Phone: 905-318-5932 x 6409 **Web:** HaldimandCounty.ca

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
- 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409 or 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 27.5 metres (90.2 feet) and an area of approximately 0.1912 hectares (0.47 acres). Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N

Projection: Transverse_Mercator False_Easting: 500000.00000000

 False_Northing:
 0.00000000

 Central_Meridian:
 -81.00000000

 Scale_Factor:
 0.99960000

 Latitude_Of_Origin:
 0.00000000

 Linear Unit:
 Meter

Geographic Coordinate System: GCS_North_American_1983

Datum: D North American 1983

Prime Meridian: Greenwich

Angular Unit: Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-011

GVD FARMS LTD.

Assessment Roll Number: 2810-332-008-35800

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
- 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409 or 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 38 metres (124.7 feet) and an area of approximately 0.1875 hectares (0.463 acres). Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD 1983 UTM Zone 17N

Projection: Transverse_Mercator False_Easting: 500000.00000000

 False_Northing:
 0.00000000

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 Scale_Factor:
 0.99960000

 Latitude_Of_Origin:
 0.00000000

Linear Unit: Meter

Geographic Coordinate System:GCS_North_American_1983

Datum: D North American 1983

Prime Meridian: Greenwich

Angular Unit: Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-012

GVD FARMS LTD.

Assessment Roll Number: 2810-332-008-35800

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
- 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409 or 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 40 metres (131.2 feet) and an area of approximately 0.19 hectares (0.47 acres). Also, prior to the signing of the certificate, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

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Linear Unit: Meter

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Datum: D North American 1983

Prime Meridian: Greenwich

Angular Unit: Degree

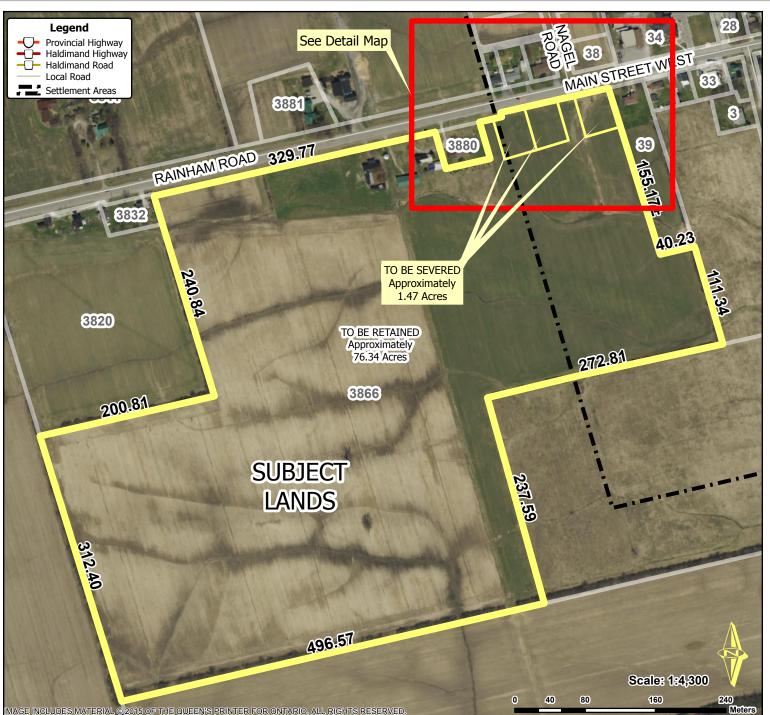
6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-013

GVD FARMS LTD.

Assessment Roll Number: 2810-332-008-35800

Location Map FILE #PLB-2022-011, 012, 013 APPLICANT: GVD Farms Ltd





Location:

3866 RAINHAM ROAD GEOGRAPHIC TOWNSHIP OF WALPOLE WARD 1

Legal Description:

WAL CON 1 PT LOT 23 PT LOT 24

Property Assessment Number:

2810 332 008 35800 0000

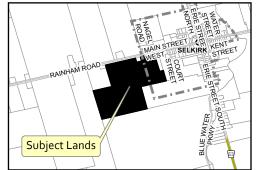
Size:

77.81 Acres

Zoning:

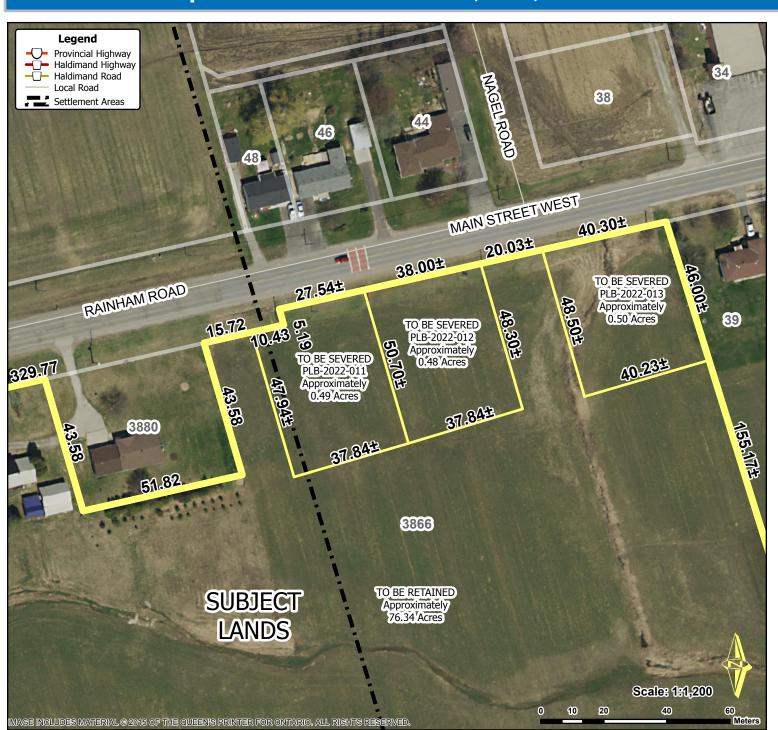
A (Agriculture)

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Detail Map FILE #PLB-2022-011, 012, 013 APPLICANT: GVD Farms Ltd





Location:

3866 RAINHAM ROAD GEOGRAPHIC TOWNSHIP OF WALPOLE WARD 1

Legal Description:

WAL CON 1 PT LOT 23 PT LOT 24

Property Assessment Number:

2810 332 008 35800 0000

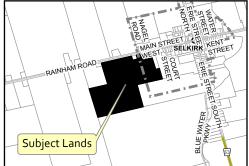
Size:

77.81 Acres

Zoning:

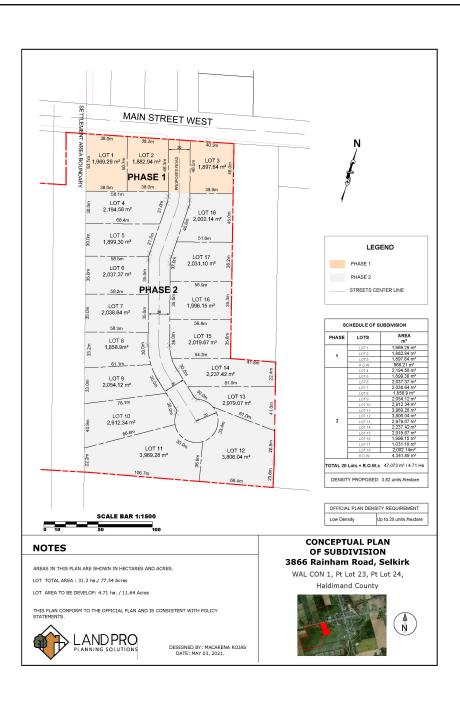
A (Agriculture)

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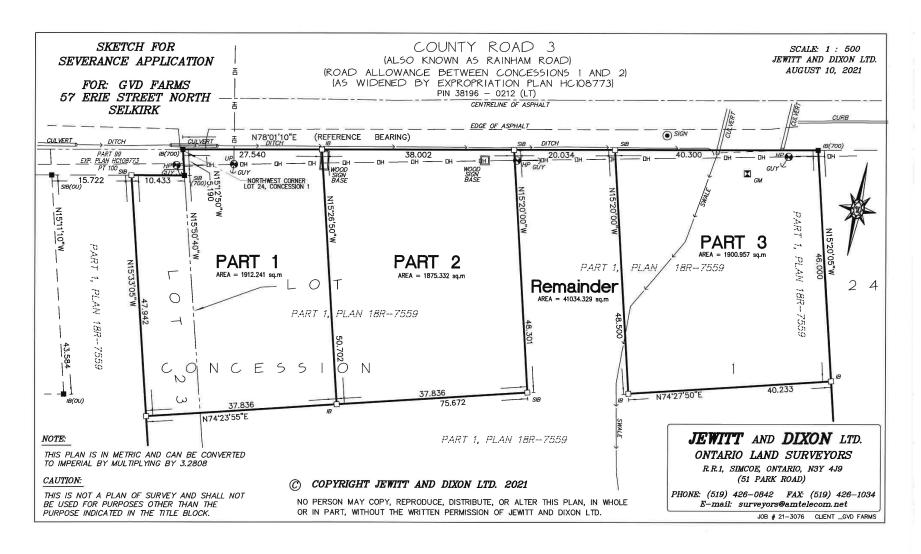
Overall Concept Plan FILE #PLB-2022-011, 012, 013 APPLICANT: GVD Farms Ltd.





Owner's Sketch FILE #PLB-2022-011, 012, 013 APPLICANT: GVD Farms Ltd.







Haldimand County Committee of Adjustment Consent

Meeting Date: April 12, 2022

File Number: PLB-2022-026

Property Roll Number: 2810-156-002-05300

Applicant: Chris Mehlenbacher

Agent: Travis Langeraap

Property Location: Lot 12 and Part Lot 11 South of Mohawk, Lot 12 and Part Lot

11 North of Kerr, Urban Area of Cayuga, known municipally

as 13 Mohawk Street East

Recommendation

That application PLB-2022-026 be approved, subject to the attached conditions. The application is consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and conforms to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Details of the Submission

Proposal: The applicant proposes to sever a lot for future residential development. The severed lands will have a frontage of approximately 18.29 metres (60 feet) and contain an area of approximately 0.15 hectares (0.37 acres). The retained parcel will contain an area of approximately 0.19 hectares (0.46 acres).

Site Features and Land Use: The subject lands are located in the Urban Area of Cayuga and are a through lot with frontage on the south side of Mohawk Street East and the north side of Kerr Street East. The proposed severed lands are currently vacant, while a dwelling and is accessed from Mohawk Street East. The surrounding land uses are primarily residential with an unopened road allowance to the east.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services - Development

Technologist: Full lot grading plan required prior to the completion of consent.

Entrance permit required for the severed parcel.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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 Policy Statement, 2020 (PPS)

The PPS states that settlement areas, such as Cayuga, shall be the focus of growth and development and their vitality and regeneration shall be promoted. The PPS encourages intensification, including infill development, where other policies of the PPS can be upheld. The subject application represents infill development in the Urban Area of Cayuga with adequate and appropriate infrastructure present.

It is Planning staff's opinion the subject application is consistent with the PPS.

A Place to Grow, 2020

A Place to Grow directs development to existing settlement areas such as Cayuga and generally echo the policies of the PPS. As such, it is Planning staff's opinion that the subject application complies with A Place to Grow.

Haldimand County Official Plan (OP)

The subject land are designated residential in the Haldimand County Official Plan and are within the built boundary of Cayuga. The subject application is seeking to sever the existing dwelling from the vacant portion in order to facilitate the construction of an additional dwelling as infill development. Section 5H.2 outlines the general criteria for consent applications. This section has four policies to be met;

- a) The size of any parcel of land created by consent should be appropriate for the use proposed and the intent and purpose of the Official Plan and Zoning By-law are maintained:
 - **Comment:** The severed and retained lots maintain the minimum zone requirements and are appropriate for residential development.
- b) The creation of new lots for development shall only be granted in accordance with the relevant servicing policies contained in this Plan;
 Comment: The severed and retained lots will have infrastructure connections to both sanitary and water along Mohawk Street East.
- c) The proposed severed and retained land fronts on an existing public road that is of a reasonable standard of construction and access would not create a traffic hazard because of limited sight lines on curves or grades. Direct access from provincial highways or arterial roads should be restricted where possible and residential lots should, where possible, have access only from collector or local roads; and
 - **Comment:** The subject lands front onto Mohawk Street East, satisfying the requirements of this policy.
- d) Not more than five lots are being created.
 Comment: Only one lot is being created.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Urban Residential Type 1-A (R1-A)'. The R1-A zone requires a minimum lot area of 450 square metres and a frontage of 15 metres. The severed and retained lot will maintain the minimum required lot standards. As part of the application submission the applicants provided a proposed building envelope that would maintain the required setbacks of the R1-A zone.

Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on March 11, 2022.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Neil Steef

Neil Stoop, MSc., RPP Senior Planner 905-318-5932 extension 6202

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping.
- 2. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.
- 3. Receipt of a letter from the Roads Operations Division indicating that they have no objections to the future issuance of an entrance permit. In lieu of a letter, a copy of permit(s) may be provided to the Secretary-Treasurer. Entrance permits may be required for existing, severed, and / or retained parcels. Permits may be obtained from the County's Roads Operations Division Support staff at 905-318-5932, Ext. 8601 for details.
- 4. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 5. Receipt of a copy of the registered reference plan of the severed parcel, with a frontage of approximately 18.29 metres (60 feet) and an area of approximately 0.14811 hectares (0.37 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD 1983 UTM Zone 17N

Projection: Transverse_Mercator False_Easting: 500000.00000000

 False_Northing:
 0.00000000

 Central_Meridian:
 -81.00000000

 Scale_Factor:
 0.99960000

 Latitude_Of_Origin:
 0.00000000

 Linear Unit:
 Meter

Geographic Coordinate System: GCS_North_American_1983

Datum: D North American 1983

Prime Meridian: Greenwich

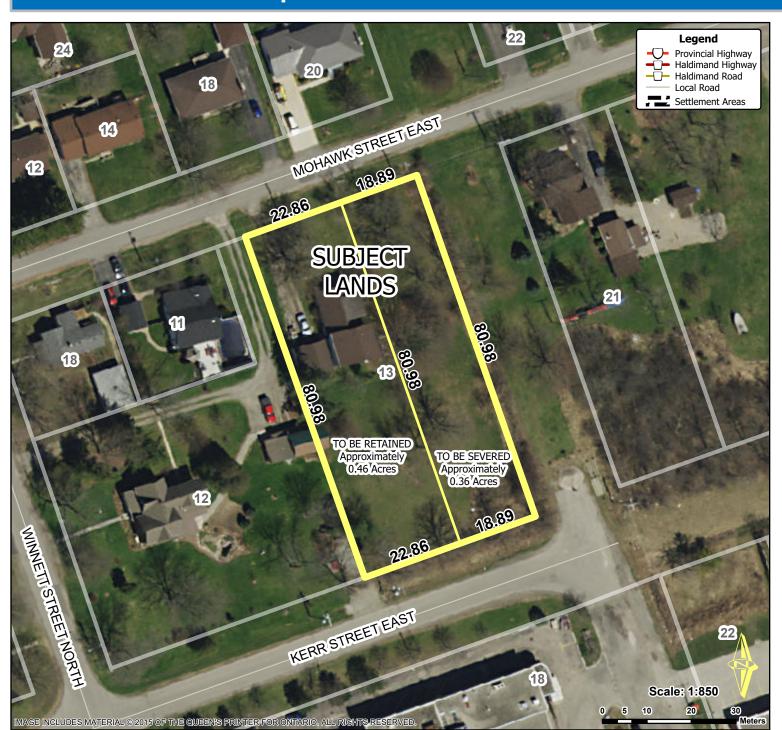
Angular Unit: Degree

6. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-026 MEHLENBACHER, Chris

Assessment Roll Number: 2810-156-002-05300

Location Map FILE #PLB-2022-026 APPLICANT: Mehlenbacher





Location:

13 MOHAWK STREET EAST URBAN AREA OF CAYUGA WARD 2

Legal Description:

CAY LOT 12 PT LOT 11 S MOHAWK LOT 12 PT LOT 11 N 5ERR

Property Assessment Number:

2810 156 002 05300 0000

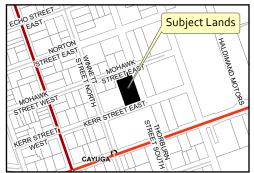
Size:

0.82 Acres

Zoning:

R1-A (Urban Residential Type 1-A)

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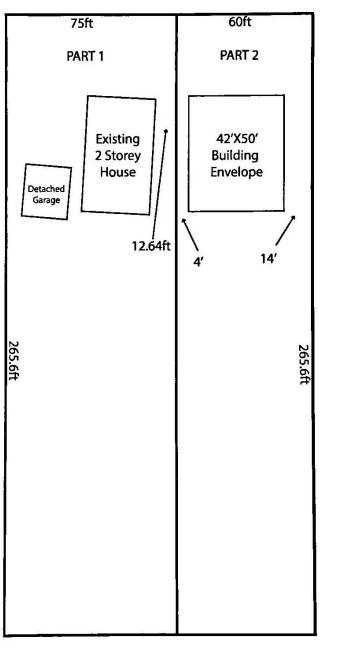




Owner's Sketch FILE #PLB-2022-026 APPLICANT: Mehlenbacher









UNOPENED ROAD (THORBURN)

Kerr St.



Haldimand County Committee of Adjustment Consent

Meeting Date: April 12, 2022

File Number: PLB-2022-038

Property Roll Number: 2810-158-003-09710

Applicant: Don & Lisa McCleary, Pat Friend & Terry Werbiski

Property Location: Concession 5, Part Lot 3, Registered Plan 18R6815 Part 1,

Geographic Township of Rainham, known municipally as

179 Concession 5 Road

Recommendation

That application PLB-2022-038 be deferred. The application is not consistent with the Provincial Policy Statement, 2020 and A Place to Grow, 2020, and does not conform to the intent of the Haldimand County Official Plan and Haldimand County Zoning By-law HC 1-2020.

Details of the Submission

Proposal: The applicant proposes to sever a parcel of land as a boundary adjustment. The severed lands will contain an area of approximately 0.21 hectares (0.52 acres). The property is to address various encroachment issues for the benefitting lands.

Site Features and Land Use: The subject lands are located on the north side of Concession 5 road in the geographic township of Rainham. The benefitting lands are approximately 0.9 hectares (2.22 acres) in size and contain a dwelling and accessory storage building. The subject lands are approximately 19.1 hectares (47.11 acres) in size and are largely under active agricultural production. The benefitting lands were severed from the subject lands as a surplus farm dwelling in 2010. The surrounding land uses are primarily agricultural in nature.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services - Development

Technologist: No comments or concerns.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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 Policy Statement, 2020 (PPS)

The subject lands are located within the prime agricultural area of the County. Section 2.3 of the PPS outlines the policies that apply to prime agricultural areas. Section 2.3.1 states that "Prime agricultural areas shall be protected for long term use for agriculture." The subject application is seeking to boundary adjust lands from an agricultural parcel to a rural residential lot.

Boundary adjustments are subject to policies under 2.3.4 of the PPS. Section 2.3.4.2 permits adjustments for legal or technical reasons. The PPS defines legal r technical reasons as, "severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot." The subject application will not result in the creation of a new lot; however, it is the opinion of Planning staff that it does not meet the intent of the PPS as submitted.

The subject application can be thought of as three boundary adjustments, one to the east side of the property, one to the west, and the final to the north. The boundary adjustment to the east side is seeking to add a row of mature trees to the residential lot. The area occupied by the trees is currently maintained by the owners of the residential lot and are not under agricultural production. Staff are satisfied that the addition the east complies with the PPS.

The applicants are seeking to add lands to the west of the property to address several existing encroachments. The current western property line currently bisects the septic system, a porch attached to the dwelling an existing play structure. A survey and private septic evaluation confirm that the proposed property line will address the existing encroachments. Staff are satisfied that the adjustment on the west side of the lot conforms to the PPS.

In addition to widening the lot, the applicants are seeking to add depth. The applicants wish to extend the depth of the lot to add utility to the accessory structure on the property and allow room for large vehicles to enter the rear door, and pull through to the front door. There is no legal or technical justification for the extension of the lot. Further, the intended use of the building is for uses accessory to a residence. There are several entrances to the structure and sufficient setback to maintain the building. The lands to be boundary adjusted could be put into agricultural production.

The aggregate of the adjustments along three sides would result in approximately 0.2 hectares (0.5 acres) being added to the residential lot for a final size of 1.1 hectares (2.7 acres). While staff would be able to support the east and west boundary adjustments, the total of all three boundary adjustments is not minor.

It is the opinion of Staff that the subject application as submitted is not consistent with the PPS.

A Place to Grow, 2020

A Place to Grow builds on the policies of the PPS and speaks to the long-term protection of agricultural areas and strengthening the agricultural system. It is the opinion of Planning staff that the subject application will result in unnecessary lands being boundary adjusted away from a farm parcel to a rural residential lot.

It is the opinion of Planning staff that the subject application does not conform to A Place to Grow, as submitted.

Haldimand County Official Plan (OP)

The subject lands are designated "Agriculture" in the OP. The OP permits severances for legal or technical reasons, including minor boundary adjustments. The subject application will result in approximately 0.2 hectares (0.5 acres) of land being adjusted from a farm parcel to a rural residential lot. The adjustment of the west property will address existing encroachments, while the adjustment of the east boundary will account for a row of mature trees. The adjustment of the north boundary is to provide additional access to the accessory structure for large vehicles. There is currently sufficient setbacks from the accessory structure for the use and maintenance of the structure.

It is the opinion of Planning staff that the application does not conform to the OP as submitted. Staff are recommending deferral of the application to allow the applicant an opportunity to amend the application.

Haldimand County Zoning By-law HC 1-2020

The subject lands are zoned 'Agriculture (A)' zone. Both of the resulting lots would comply with the required area and frontage provisions of the Zoning By-law.

Notice Sign, Public Consultation, and Applicant Discussion

A public notice sign was posted in accordance with the *Planning Act, R.S.O. 1990, c. P.13* on March 28, 2022.

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

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Neil Stoop, MSc., RPP

Neil Steef

Senior Planner

905-318-5932 extension 6202

Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

IF APPROVED, THIS APPLICATION WILL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. That the Haldimand County requirements, financial or otherwise, be satisfied. This will include taxes paid up to date, a parkland dedication fee of \$250.00 and a fee of \$313.00 for deed stamping. Also, a one (1) foot square, unencumbered, parcel of land dedicated to Haldimand County, which must be shown on the reference plan, is required from the abutting lands presently owned by Donald William McCleary and Patricia Diane Friend and further identified as Roll No. 2810-158-003-09710, if required.
- 2. That Section 50(3) or (5) of the Planning Act shall apply to any subsequent conveyance or transaction.
- 3. That the severed parcels become part and parcel of the abutting lands presently owned by Donald William McCleary and Patricia Diane Friend and further identified as Roll # 2810-158-003-09710.
- 4. That the solicitor acting in the transfer provide his/her undertaking in the following manner: in consideration of the Certificate by the official I undertake to ensure by a subsearch of the abstract book that at the time of the registration of the said Certificate or deed upon which it has been affixed, the name of the registered owner of the abutting lands is the same as that of the Grantee in the said deed and that the one (1) foot square parcel of land dedicated to Haldimand County is an unencumbered parcel of land. Also the solicitor will apply to consolidate the two parcels into one consolidated PIN so the two parcels can be assessed together and the consolidation information will be provided to the Secretary-Treasurer once completed.
- 5. That the owner's solicitor provide an undertaking to Haldimand County agreeing that if there are any changes proposed to the wording on the certificate after stamping of the certificate by the County, prior to the registration of the certificate; that the Secretary-Treasurer or designate must approve the change prior to registration of the certificate.
- 6. Receipt of a copy of the registered reference plan of the severed parcel, approximately 0.2120 hectares (0.524 acres). Also, **prior to the signing of the certificate**, an electronic version of the reference plan in AutoCAD.dwg in format shown below, indicating the consent file number and name of the applicant, must be emailed to dscott@haldimandcounty.on.ca and astewart@haldimandcounty.on.ca. The AutoCad drawings need to be georeferenced for the following Coordinate System:

Projected Coordinate System: NAD_1983_UTM_Zone_17N

Projection: Transverse_Mercator False_Easting: 500000.00000000

 False_Northing:
 0.00000000

 Central_Meridian:
 -81.00000000

 Scale_Factor:
 0.99960000

 Latitude Of Origin:
 0.00000000

Linear Unit: Meter

Geographic Coordinate System: GCS_North_American_1983

Datum: D_North_American_1983

Prime Meridian: Greenwich Angular Unit: Degree

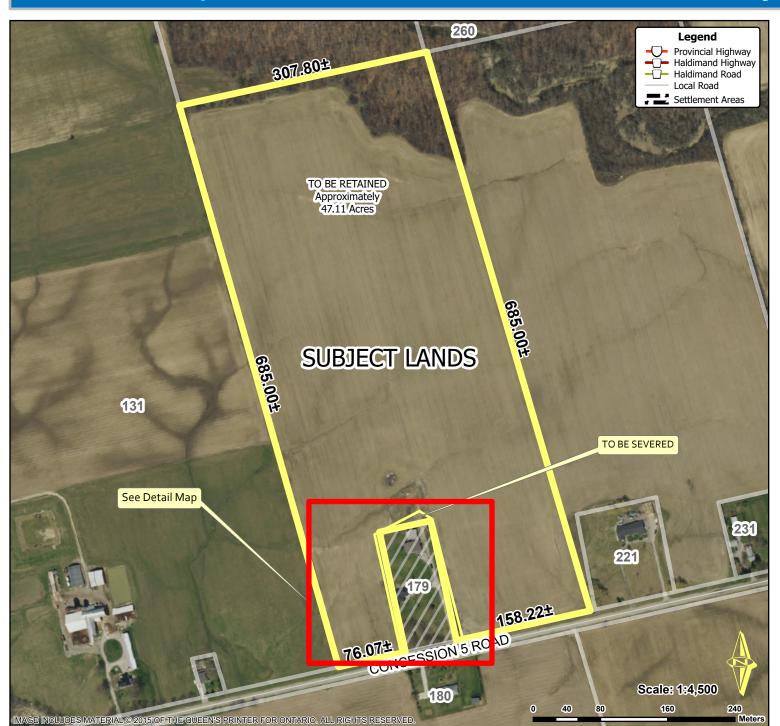
7. That the above conditions must be fulfilled and the Document for conveyance be presented for stamping/issuance of the certificate on or before April 12, 2024, after which time this consent will lapse.

FILE NO.: PLB-2022-038

McCLEARY, Don & Lisa and FRIEND, Pat & WERBISKI, Terry

Assessment Roll Number: 2810-158-003-09710

Location Map FILE #PLB-2022-038 APPLICANT: McCleary, Friend, Werbiski





Location:

CONCESSION 5 ROAD GEOGRAPHIC TOWNSHIP OF RAINHAM WARD 2

Legal Description:

RAINHAM CON 5 PT LOT 3

Property Assessment Number:

2810 158 003 09700 0000

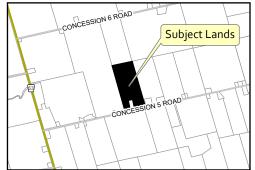
Size:

47.78 Acres

Zoning:

A (Agriculture)

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Detail Map FILE #PLB-2022-038 APPLICANT: McCleary, Friend, Werbiski





Location:

CONCESSION 5 ROAD GEOGRAPHIC TOWNSHIP OF RAINHAM WARD 2

Legal Description:

RAINHAM CON 5 PT LOT 3

Property Assessment Number:

2810 158 003 09700 0000

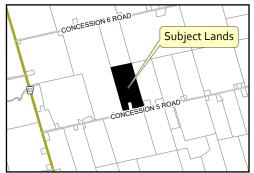
Size:

47.78 Acres

Zoning:

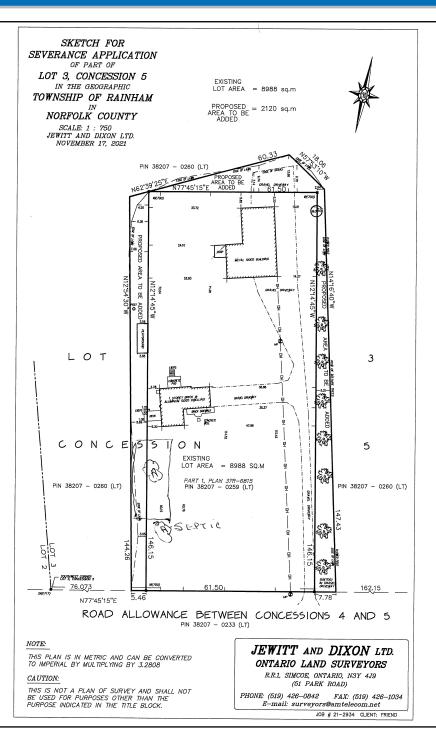
A (Agriculture)

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Owner's Sketch FILE #PLB-2022-038 APPLICANT: McCleary, Friend, Werbiski







Haldimand County Committee of Adjustment Minor Variance

Meeting Date: April 12, 2022

File Number: PLA-2022-024

Property Roll Number: 2810-155-005-10650

Applicant: Doug Ecker

Property Location: Plan 5937, Part Lots 1 and 2, Registered Plan 18R1442 Part

1, Hamlet of Canfield, Geographic Township of North

Cayuga, known municipally as 7 Raglan Street

Recommendation

That application PLA-2022-024 be approved. The application meets the four tests of a minor variance. Approval is subject to the following conditions being satisfied prior to permits:

i. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a partial lot grading plan to address surface drainage of the property, have been satisfied. Please note that grading plans must be prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development and Design Technologist at 905-318-5932, ext. 6409 or 6413 for further clarification regarding required extent/limits. Please allow approximately six (6) to eight (8) weeks for completion of this process.

Details of the Submission

Proposal: Relief is requested from the provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By law HC 1-2020 as follows:

Development Standards	Required	Proposed	Deficiency
Accessory Building	100 square metres	134 square metres	34 square metres
Area	(1076.4 square feet)	(1442.4 square feet)	(366 square feet)
Accessory Building	4.5 metres (14.8 feet)	5.0 metres (16.4 feet)	0.5 metres (1.6 feet)
Height			

The relief is requested to permit the construction of a storage building on the property.

Site Features and Land Use: The subject lands are located in the Hamlet of Canfield with frontage on the west side of Reglan Street and the north side of Retallack Street. The property is surrounded by residential uses to the north, west and south and institutional to the east. The property currently contains a dwelling and small accessory shed.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services – Development: Partial lot grading required prior to permits as it is believed that the increase of the impervious surface that will be constructed north east of the property could potentially cause drainage issues with the neighbouring properties.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*.

Does the application conform to the general intent of the Official Plan?

Planning staff comment: The subject lands are designated "Hamlet" in the Official Plan. Low density residential uses and related accessory uses are permitted within the Hamlet designation. The intent of the County is to provide a hamlet environment conducive to rural residential living.

It is the opinion of Planning staff that the subject application conforms to the general intent of the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment: The subject lands are zoned 'Hamlet Residential (RH)'. The Zoning By-law permits residential accessory buildings to occupy up to 100 square metres on lots zoned 'RH' that are less than 0.4 hectares (1 acre) in size. Furthermore, the Zoning By-law permits residential accessory buildings to reach a height of 4.5 metres in the Residential Zones.

The purpose of these provisions for accessory structures is to ensure that residential accessory structures remain secondary to the principal use of the property (in this case, hamlet residential), that they are an appropriate size and scale for the neighbourhood or area, and that there is appropriate lot grading around the structures, etc. The accessory structure is an appropriate size for the subject lands, and is shorter/smaller than the principal dwelling. The structure is to be used for personal storage which will remain a secondary use. The existing shed is to be removed and there are several other large buildings within the hamlet. As such it should not overwhelm the lot from an aesthetic and functional perspective.

Overall, it is Planning staff's opinion that the proposal generally satisfies the intent and purpose of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment: The proposed accessory structure is to serve as an accessory use, secondary to the residential use, to store personal items. Accessory structures are permitted in residential zones, subject to the provisions in section 4.2 of the Haldimand County Comprehensive Zoning By-Law. The proposed accessory structure is located behind the current shed (to be removed) such that it will not have an affect on the hamlet streetscape. Applicants have advised that the structure will be accessed from north of the dwelling and that no road access or servicing is required.

It is the opinion of Planning staff that the subject application is desirable and appropriate development.

4. Is the application minor?

Planning staff comment: The requested relief is 0.5 metres for a height of 5 metres and 34 square metres for an area of 134 square metres. The proposed height is shorter than what is permitted in neighboring Agriculture zones which permit accessory structures to be 6.5 metres in height. The proposed structure

would be located in the interior corner of the property and will not be prominently visible from the road in a way that would be out of character for the area.

It is Planning staff's opinion that the deficiencies requiring relief are minor given the size of the property and the primary residential dwelling.

The subject application meets the four tests of a minor variance.

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 22, 2022.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Jessica Easson, BBA

Jessen Eure

Planning Technician

905-318-5932 extension 6212

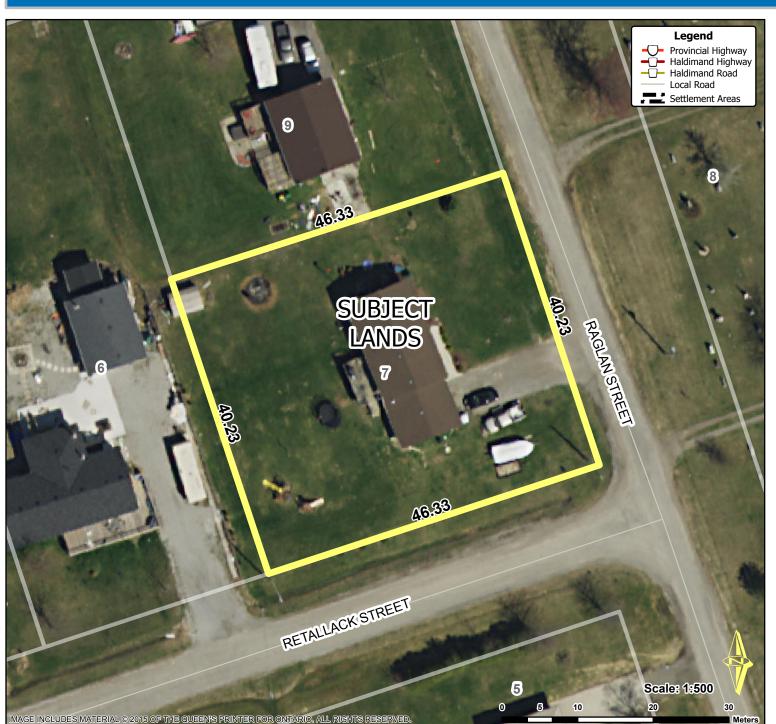
Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

Location Map FILE #PLA-2022-024 APPLICANT: Ecker





Location:

7 RAGLAN STREET GEOGRAPHIC TOWNSHIP OF NORTH CAYUGA WARD 4

Legal Description:

NCAY PLAN 5937 PT LOTS 1,2 RAGLAN ST RP 18R1442 PART 1

Property Assessment Number:

2810 155 005 10650 0000

Size:

0.46 Acres

Zoning:

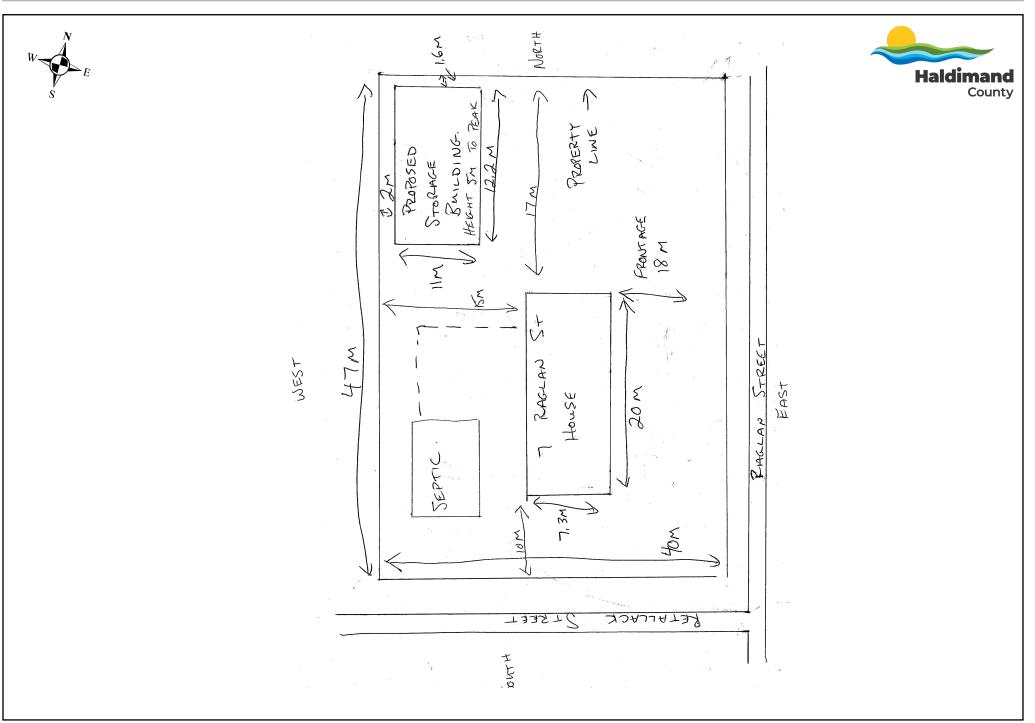
RH (Hamlet Residential)

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ALL INFORMATION TO BE VERIFIED.





Owner's Sketch FILE #PLA-2022-024 APPLICANT: Ecker





Haldimand County Committee of Adjustment Minor Variance

Meeting Date: April 12, 2022

File Number: PLA-2022-028

Property Roll Number: 2810-331-004-11346

Applicant: Jeff Matthews and Sarah Hardy

Property Location: Plan 77, Lot 7, Urban Area of Jarvis, known municipally as 5

Cabot Court

Recommendation

That application PLA-2022-028 be approved. The application meets the four tests of a minor variance. Approval is subject to the following conditions being satisfied prior to permits:

i. Receipt of a letter from the Planning & Development Division indicating that their requirements, regarding a lot grading plan to address surface drainage of the property, have been satisfied. Please note that the owner/developer is responsible to have the grading plans prepared/stamped/signed by a qualified Professional Engineer as per Haldimand County Design Criteria. Contact the Development & Design Technologist at 905-318-5932, ext. 6409 or 6413, if further clarification required. Please allow approximately six (6) to eight (8) weeks for completion of this process.

Details of the Submission

Proposal: Relief is requested from the provisions of the Urban Residential Type 1 (R1-A) Zone of Haldimand County Zoning By-law HC 1-2020 as follows:

Development Standards	Required	Proposed	Deficiency
Interior Side Yard (right)	3.0 metres	2.667 metres	0.333 metres
	(9.84 feet)	(8.75 feet)	(1.09 feet)

The relief is requested to permit the expansion of the single-family dwelling on the property.

Site Features and Land Use: The subject lands front onto Cabot Court in the Urban Area of Jarvis and are surrounded by residential uses. The lands currently contain a detached dwelling and accessory shed.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services – Development

Technologist: Full lot grading plan required prior to permits being issued, as there are concerns regarding drainage onto the neighbouring property.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*.

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment: The subject lands are designated residential and are within the built boundary in the Official Plan. A residential use and related accessory structures are a permitted form of development within the Residential designation.

Staff are satisfied the application conforms to the general intent of the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment: The subject lands are zoned Urban Residential Type 1 (R1-A) in the Zoning By-law. The R1-A zone permits single detached dwellings and associated residential uses. The intent of an interior side yard setback is to

ensure access around the structures on the property and to ensure separation between structures on adjacent properties. Furthermore, in the R1-A zone, with no garage, a 3 metre side yard is required to ensure there is adequate parking. The proposed setback is sufficient to allow for maintenance alongside the structure and staff do not anticipate the creation of a land use conflict. Staff are also satisfied that there is adequate parking space in front of the dwelling.

Planning staff are satisfied the application conforms to the general intent of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment: The proposed addition represents a permitted use on the property and is not anticipated to negatively impact adjacent lots.

It is the opinion of planning staff that the subject application is desirable for the appropriate development of the property.

4. Is the application minor?

Planning staff comment: The application is only seeking relief of 0.33 metres for a 2.67 metre side yard where 3 metres is required. It is Planning staff's opinion that the deficiencies requiring relief are minor given the size of the property and surrounding area.

Overall it is Planning staff's opinion that the application is considered minor and will not have a negative affect on the adjacent properties or overwhelm the subject lands.

The subject application meets the four tests of a minor variance.

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 21, 2022.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any

requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Jessica Easson, BBA

Joselm Eur

Planning Technician

905-318-5932 extension 6212

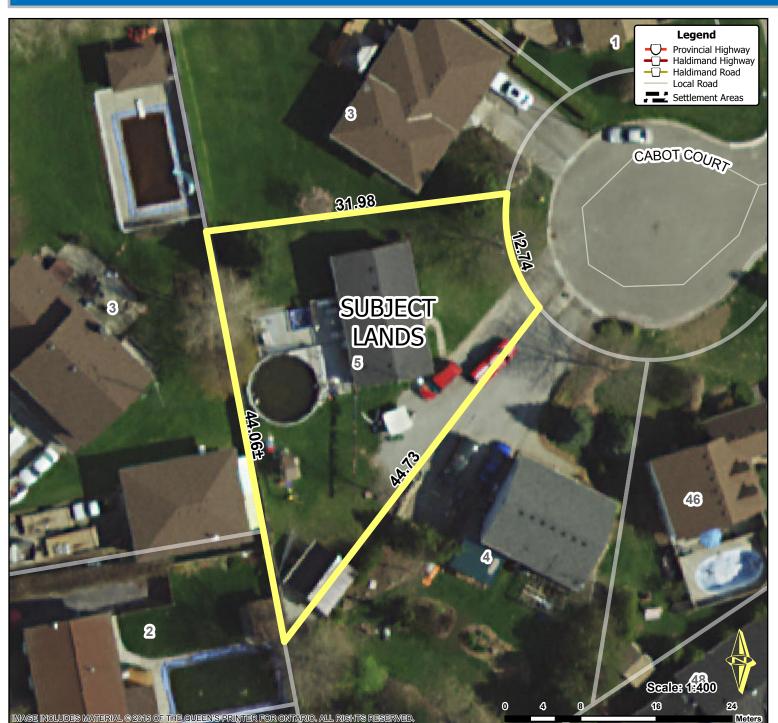
Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

Location Map FILE #PLA-2022-028 APPLICANT: Matthews & Hardy





Location:

5 CABOT COURT URBAN AREA OF JARVIS WARD 1

Legal Description:

JAR PLAN 77 LOT 7

Property Assessment Number:

2810 331 004 11346 0000

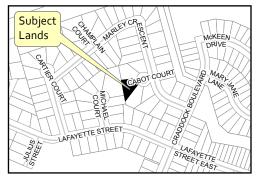
Size:

0.23 Acres

Zoning:

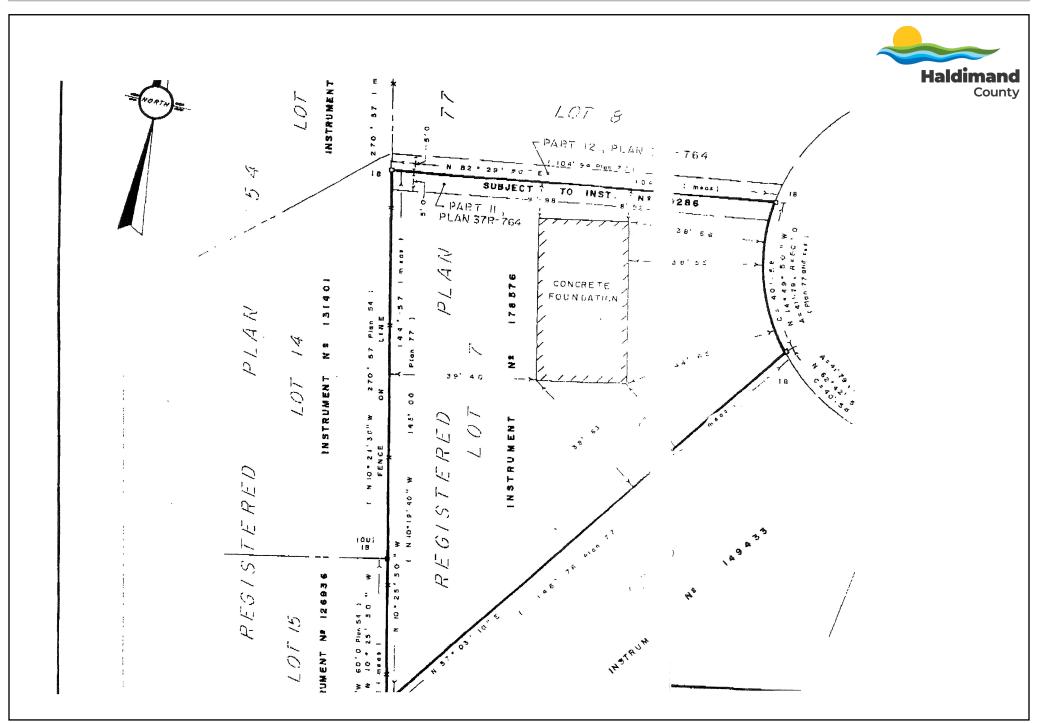
R1-A (Urban Residential Type 1-A)

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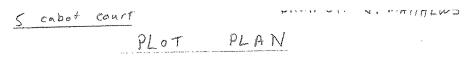


Owner's Sketch 1 of 2 FILE #PLA-2022-028 APPLICANT: Matthews & Hardy

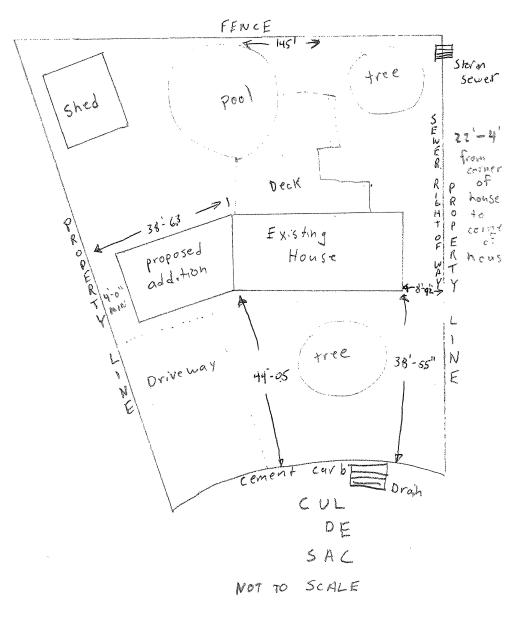


Owner's Sketch 2 of 2 FILE #PLA-2022-028 APPLICANT: Matthews & Hardy











Haldimand County Committee of Adjustment Minor Variance

Meeting Date: April 12, 2022

File Number: PLA-2022-033

Property Roll Number: 2810-023-001-03505

Applicant: Jordan and Teresa Hagen

Property Location: Concession 1, Part Lots 15 and 16, Registered Plan

18R6767, Part of Part 2, Geographic Township of Moulton,

known municipally as 960 Robinson Road

Recommendation

That application PLA-2022-033 be approved. The application meets the four tests of a minor variance.

Details of the Submission

Proposal: Relief is requested from the provisions of the Hamlet Residential (RH) Zone of Haldimand County Zoning By law HC 1-2020 as follows:

Development Standards	Required	Proposed	Deficiency
Height of Accessory Building	4.5 metres (14.8 feet)	5.8 metres (19.0 feet)	1.3 metres (4.2 feet)

The relief is requested to permit the construction of an accessory structure on the property.

Site Features and Land Use: The subject lands are located in the Hamlet of Attercliffe Station and front onto the east side of Robinson Road. The property is surrounded by residential and agriculture land uses. The subject lands currently contain a single detached dwelling with an attached garage.

Existing Intensive Livestock Operations: Not applicable.

Agency & Public Comments

Haldimand County Building & Municipal Enforcement Services: No comments received.

Haldimand County Planning & Development Services - Development

Technologist: No comments or concerns.

Haldimand County Emergency Services: No comments received.

Hydro One: No comments received.

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

A minor variance is required to meet four tests under Section 45(1) of the *Planning Act*.

1. Does the application conform to the general intent of the Official Plan?

Planning staff comment: The subject lands are designated "Hamlet" in the Official Plan. Low density residential uses and related accessory uses are permitted within the Hamlet designation. The proposed structure will be secondary to the primary dwelling. The intent of the County is to provide a hamlet environment conducive to rural residential living.

It is the opinion of Planning staff that the subject application conforms to the general intent of the Official Plan.

2. Does the application conform to the general intent of the Zoning By-law?

Planning staff comment: The subject lands are zoned 'Hamlet Residential (RH)'. The Zoning By-law permits residential accessory buildings to reach a height of 4.5 metres in the Residential Zones. The purpose of the maximum height of a residential accessory structure size is to ensure that residential accessory structures remain secondary to the principal use of the property (in this case, Hamlet Residential), that they are an appropriate size and scale for the neighborhood or area, and that there is appropriate lot grading around the structures, etc. The accessory structure requires additional height relief to allow

for storage space of large equipment (i.e. truck and trailer). The height of the structure and will not overwhelm the lot from an aesthetic and functional perspective, located by treed areas and being set back from the road and surrounding buildings. Furthermore, the subject lands also back onto prime agricultural areas where taller and larger agricultural structures are permitted.

Overall, it is Planning staff's opinion that the proposal generally satisfies the intent and purpose of the Zoning By-law.

3. Is the application desirable for the appropriate development of the lands in question?

Planning staff comment: The proposed detached garage is to serve as an accessory use, secondary to the primary residential use to meet the applicant's storage needs. Accessory structures are permitted in residential zones, subject to the provisions in section 4.2 of the Haldimand County Comprehensive Zoning By-Law. The proposed accessory structure is to be located on the east side of the property, behind the primary dwelling such that it will not have an effect on the Hamlet's streetscape.

It is the opinion of Planning staff that the subject application is desirable and appropriate development.

4. Is the application minor?

Planning staff comment: The applicants have requested relief of 1.3 metres from the 4.5 metre provision to permit an accessory structure that is 5.8 metres tall. The proposed height is shorter than what is permitted in the neighboring Agriculture zone which permits accessory structures to be 6.5 metres in height. In the proposed location, the structure is not anticipated to adversely affect surrounding properties. The proposed structure is set at the back on the property behind the house and backs onto agriculture lands. The detached residential accessory structure will not be prominently visible from the road and will not appear out of character for the area.

Overall it is Planning staff's opinion that the application is considered minor and will not have a negative affect on the adjacent properties or overwhelm the subject lands.

The subject application meets the four tests of a minor variance.

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 18, 2022.

Staff have contacted the applicant and discussed the recommendations as set out in this report. Staff have confirmed with the applicant that he/she understands the nature of and content contained within the recommendations as well as any requirements/conditions relating to such. A copy of the staff report has been provided to the applicant.

Prepared by:

Jessica Easson, BBA

Jezelen Eeren

Planning Technician

905-318-5932 extension 6212

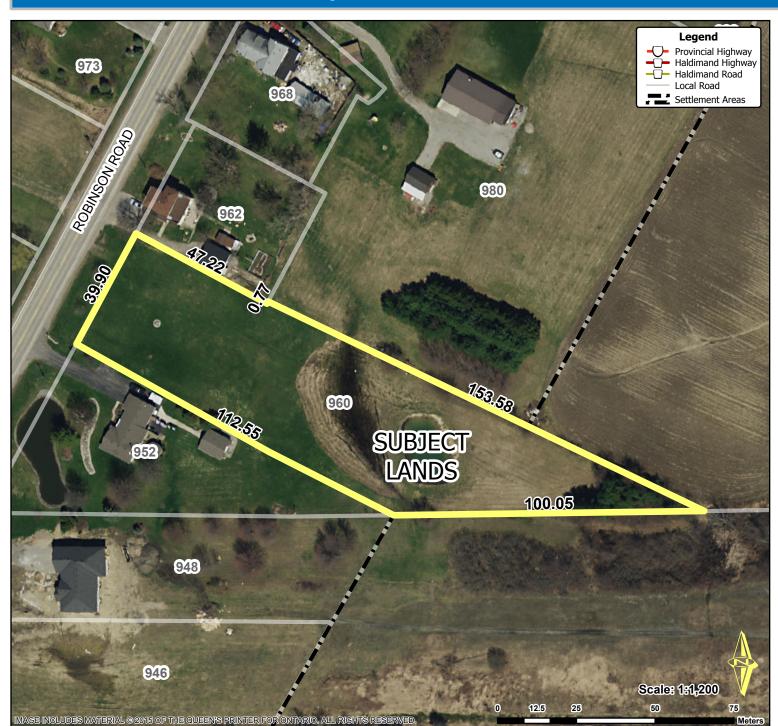
Reviewed by:

Alisha Cull, BES, MCIP, RPP

Supervisor, Planning & Development

905-318-5932 ext. 6208

Location Map FILE #PLA-2022-033 APPLICANT: Hagen





Location:

960 ROBINSON ROAD GEOGRAPHIC TOWNSHIP OF MOULTON WARD 5

Legal Description:

MOULTON CON 1 PT LOTS 15 AND 16 RP 18R6767 PT PART 2

Property Assessment Number:

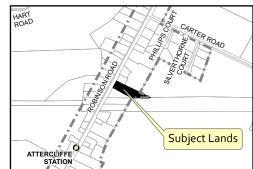
2810 023 001 03505 0000

Size:

1.64 Acres
Zoning:

RH (Hamlet Residential)

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Owner's Sketch FILE #PLA-2022-033 APPLICANT: Hagen

