



Working together with our community

## Public Hearings Committee – February 04, 2025

Subject: Application ZNPL2024438 proposing to amend a special provision of the zoning by-law regarding the minimum required lot area lot frontage for the lands that are part of draft approved plan of subdivision 28TPL2022350 municipally known as 17 Crescent Highway, Courtland.

Report Number: CD 25-008  
Division: Community Development  
Department: Planning  
Ward: Ward 2  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CD-25-008 for development application ZNPL2024438 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

### Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on January 15, 2025.

### Discussion:

The applicant is proposing modifications (redline revision) to draft approved plan of subdivision 28TPL2022350 which requires an amendment to the existing special provision of the Zoning By-law to reduce the minimum required lot area and lot frontage.

An overview summary of the development application that have been submitted for the subject property at 17 Crescent Highway is contained within Attachment A. This

includes an outline of the site context, the applications and technical reports, any technical or public feedback to date and overview of development considerations. The draft by-law amendment is included as Attachment E.

### **Strategic Plan Linkage:**

This report aligns with the 2022-2026 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and increasing housing supply.

### **Conclusion:**

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, "complete" development application.

### **Attachments:**

Attachment A Development Application Overview  
Attachment B Existing Planning Policy and Zoning Considerations  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Draft Zoning Bylaw Amendment

### **Approval:**

Approved and Reviewed By:  
Brandon Sloan, BES, MCIP, RPP  
General Manager  
Community Development Division

Prepared By:  
Soumaya Ben Miled, MArch, MPI  
Planner  
Community Development Division  
Planning Department

Attachment A - Report CD 25-008  
**Development Application Overview**

# 17 Crescent Highway

Application File Numbers: ZNPL2024438

Applicant: Stubbes Property Development Inc.

Agent: Nick Dyjach, Strik, Baldinelli, Moniz Ltd

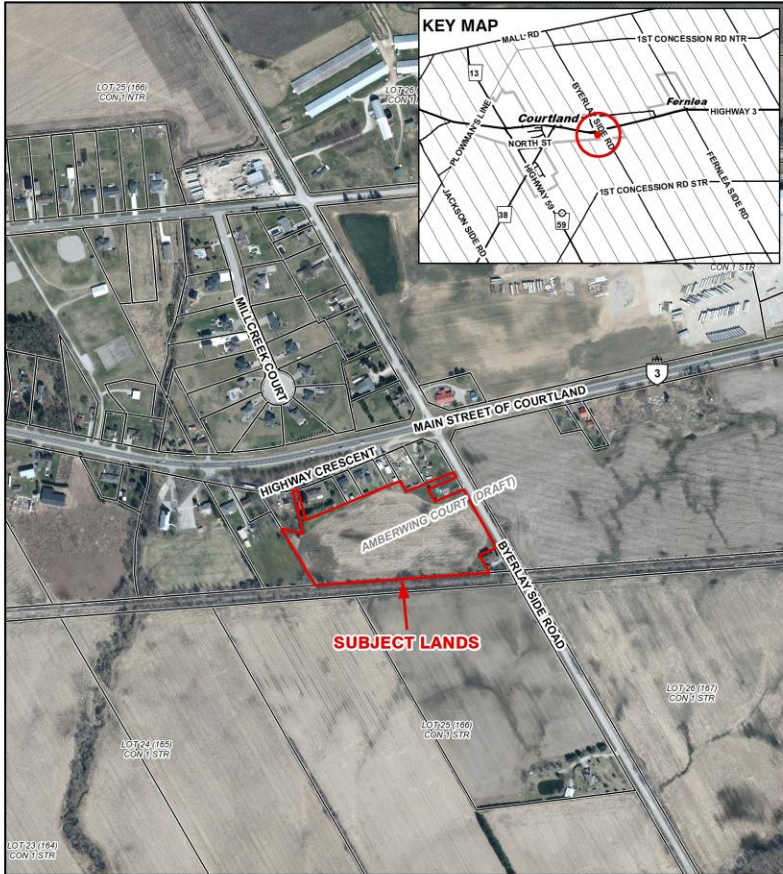
**Statutory Public Hearing**

Date: February 04, 2025

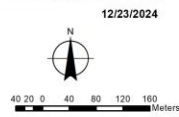
# Site Context

MAP A  
CONTEXT MAP  
Geographic Township of MIDDLETON

ZNPL2024438



Legend  
Subject Lands  
2020 Air Photo



## Site Characteristics:

- 3.4 hectares (8.5 acres).
- Abutting Highway Crescent
- Located within the Urban Area Boundary of Courtland
- The subject lands are part of an approved plan of subdivision 28TPL2022350

## Surrounding Lands:

**North:** Low density residential uses

**East:** Industrial protected lands

**West:** Low density residential uses, rural industrial use

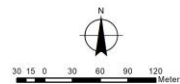
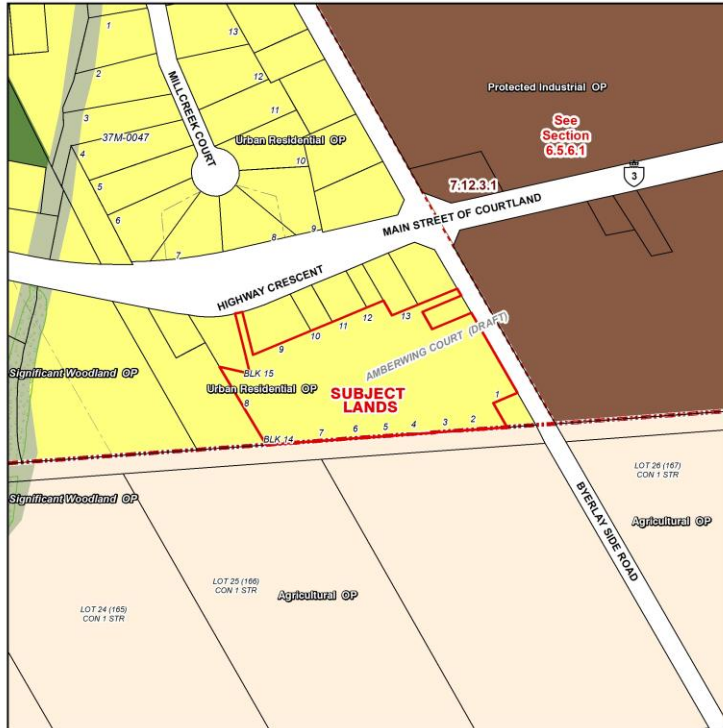
**South:** Agricultural uses

# Site Context

## Official Plan Map

**MAP B**  
OFFICIAL PLAN MAP  
Geographic Township of MIDDLETON

ZNPL2024438

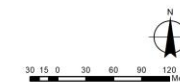
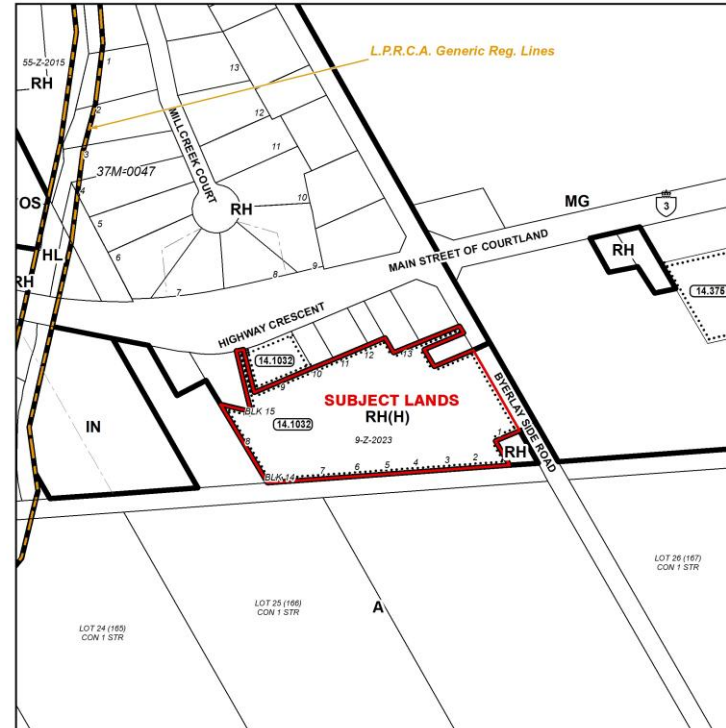


12/23/2024

## Proposed Zoning By-law Amendment Map

**MAP C**  
ZONING BY-LAW MAP  
Geographic Township of MIDDLETON

ZNPL2024438



12/23/2024

# Development Proposal

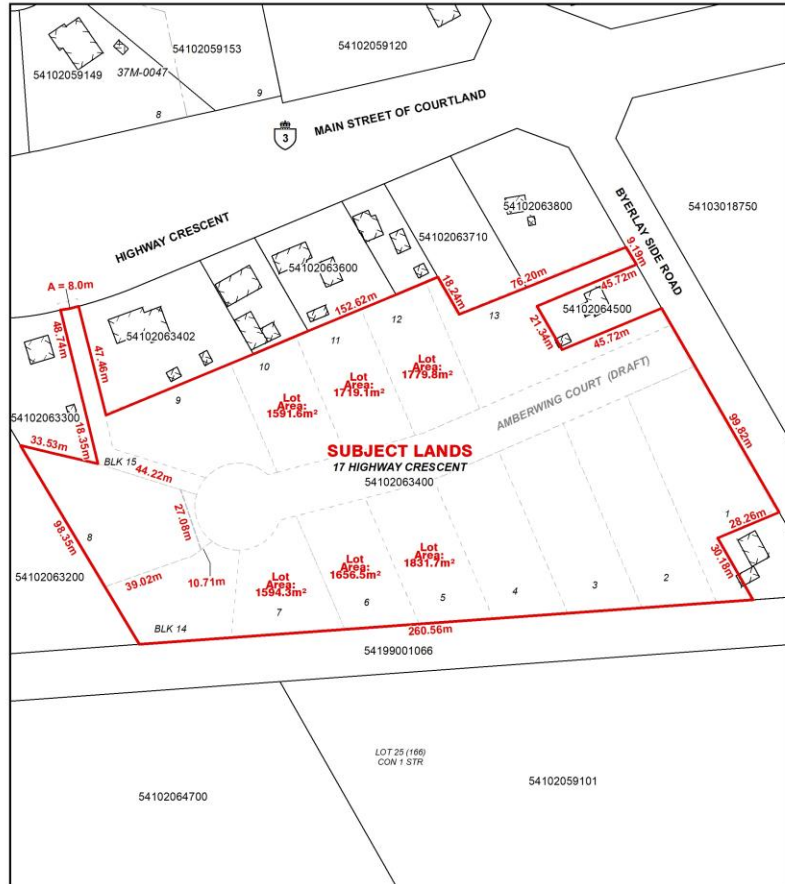
MAP D  
CONCEPTUAL PLAN  
Geographic Township of MIDDLETON

ZNPL2024438

## Key Features/Proposed Development:

## Development Proposal:

- The proponent seeks to amend special provision 14.1032 of the zoning by-law to reduce the minimum lot area from 1950 sq. m. to 1590 sq.m. and to allow a lot frontage of 27 metres instead of 30 metres.



Legend

Subject Lands

12/23/2024

# Preliminary Review

## Technical Reports:

- Zoning By-law deficiencies Drawing (Strik, Baldinelli, Moniz Ltd, dated October 2024)


## Technical Comments:

Technical Comments Pending

## Public Input:

Public input has not been received at this time.

# Preliminary Considerations

Key Items		Preliminary Review
Housing		The subject lands are part of a draft approved plan of subdivision 28TPL2022350 (lapsing on December 31, 2026) that includes 13 single detached residential lots.
Lot Size		Consideration of proposed lot area and frontage changes as it relates to private septic and lotting fabric/compatibility with surrounding lands.



# Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

## Public Hearing Committee Report Recommendation:

*THAT staff Report CD 25-008 for development applications ZNPL2024438 be received for information;*

*AND FURTHER THAT any comments received as part of the statutory public meeting be considered in a future recommendation staff report.*

**CD-25-008 – ZNPL2024438 – 17 Crescent Highway**

**Attachment B - Planning Policy and Zoning Considerations**

**Planning Act**

Section 2 of the Planning Act outlines matters of provincial interest to which the County shall have regard. Provincial interests that shall be considered for the proposed development are:

- (h) the orderly development of safe and healthy communities;
- (j) the adequate provision of a full range of housing, including affordable housing;
- (p) the appropriate location of growth and development;
- (o) the protection of public health and safety.

**Provincial Policy Statement, 2024**

The subject lands are designated “Urban Residential” and located within the “Urban Area Boundary” of Courtland.

Policy 2.2.1 states that “*Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents*”.

Policy 2.3.1.1 states that “*Settlements areas shall be the focus of growth and development.*”

Policy 2.3.1.2 states that “*Land use patterns within settlements areas should be based on densities and a mix of uses which:*

- a) *Efficiently use land and resources*
- b) *Optimize existing and planned infrastructure and public service facilities*”.

**Planning comments**

*The subject lands are within an approved draft plan of subdivision 28TPL2022350 lapsing on December 31, 2026. The proposed development supports housing supply and the development of vacant lands within the Urban Boundary Area.*

Policy 3.5.1 states that “*sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety...in accordance with provincial guidelines standards and procedures*”.

Policy 3.6.2. states that *“Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety”*.

Policy 3.6.4 outlines that *“Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts”*.

### ***Planning comments***

*The subject lands are part of draft approved plan of subdivision lapsing on December 31, 2024. Servicing approvals and land use compatibility requirements are addressed as part of the conditional approval of the plan of subdivision.*

*We note that the purpose of the application is limited to rectifying the special zoning by-law provision of section 14.1032 with respect to the minimum lot area and lot frontage to align the final lot fabric with the zoning by-law minimum lot requirements.*

### **Norfolk County Official Plan**

The subject lands are currently designated “Urban Residential” in the Norfolk County Official Plan and located within the Urban Area Boundary.

Policy 7.7.2 a) specifies that *“Single, semi-detached and duplex housing forms shall generally have an average net density of 15 units per hectare (uph), save and except for land designated Urban Residential in the Courtland Urban Area, where private servicing limitations shall determine the density of development”*.

Policy 6.4.c) further specifies that *“The County shall ensure through its planning activities that each Urban Area develops with efficient land use patterns that minimize the extension of municipal services and infrastructure and will sustain the community and financial well-being of the County over the long-term”*.

Policy 6.4.i) states that *“Development of vacant land within the Urban Area boundary on the edge of the existing built-up portions of the Urban Areas shall include efficient provision of water supply, sanitary sewers, roads, parks, schools, and other public, community and municipal services”*.

Policy 8.9.1. c) states that *“...appropriate development shall be permitted in the Courtland Urban Area on the basis of a municipal water system and private waste water disposal systems”*.

### ***Planning comments***

*The proposed development provides for a continuous low density residential development fabric within the Urban Area Boundary of Courtland that allows for intensified residential use and the optimization of existing infrastructure and services.*

*Servicing requirements, stormwater management requirements, Environmental Compliance approval (ECA) for water and storm systems for the whole development and land use compatibility requirements are addressed as conditions of the draft approved plan of subdivision 28TPL2022350.*

*The proposed amendment of the zoning by-law special provision does not limit the conformity of the proposed development with the Official Plan policies.*

### **Norfolk County Zoning By-Law 1-Z-2014**

The Subject lands are currently zoned Hamlet Residential (RH) zone subject to special provision 14.1032 to allow for a reduced lot area of 1950 sq.m. for an interior lot or/and a corner (refer to Zoning Deficiencies Plan).

Pursuant to section 5.7. of the zoning by-law, the required minimum lot frontage for an interior and/or a corner lot is 30 metres in the RH-zone whereas lot 8 has a reduced lot frontage of 27 metres as shown in the zoning deficiencies plan.

As the subject lands are part of a draft approved plan of subdivision 28TPL2022350 (lapsing on December 31, 2026), the zoning by-law amendment would rectify the minimum required lot area to 1590 sq.m. and add a special provision to allow for a reduced lot frontage of 27 metres.

The application complies with all other provisions of the County's zoning by-law.

**Attachment C: Technical Comments**  
**ZNPL2024438 – 17 Crescent Highway**

**EIS GM** Pending comments

**Finance** Pending comments

**Drainage** Pending comments

**Roads** Pending comments

**Building** Reviewed, comments as follows

Building Department has reviewed this application and has no comments.

**Zoning Review** Pending comments

Section 3.5 will apply to lots 1 - 7.

3.5 Building Separation from Railways

The minimum separation distance between any building or structure and the railway right-of-way boundary shall be as follows:

- a) for any dwelling unit, institutional use, hotel, motel, motor hotel, hospital, school – 15 metres;

Zoning review for the proposed dwellings will be completed during the building permit application process.

**Development Engineering** Pending comments

**Realty** Pending comments

**Zoning Administrator** Pending comments

**Attachment D: Public Comments**  
**ZNPL2024438 – 17 Crescent Highway**

None received to date.



The Corporation of Norfolk County

By-Law \_\_-Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as MID CON 1 STR PT LOT 25 RP 37R11645 PART 2, Norfolk County, municipally known as 17 Crescent Highway.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, CHAPTER P.13, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

- 1. That Subsection 14 Special Provisions is hereby further amended by revising 14.1032 as follows:

14.1032 In lieu of the corresponding provisions in the Hamlet Residential (RH) Zone, the following shall apply:

- a) minimum lot area:
i. interior lot – 1590 square metres;
ii. corner lot – 1590 square metres;
b) minimum lot frontage:
i. interior lot – 27 metres;

- 2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this \_\_ day of \_\_\_\_\_, 2025.

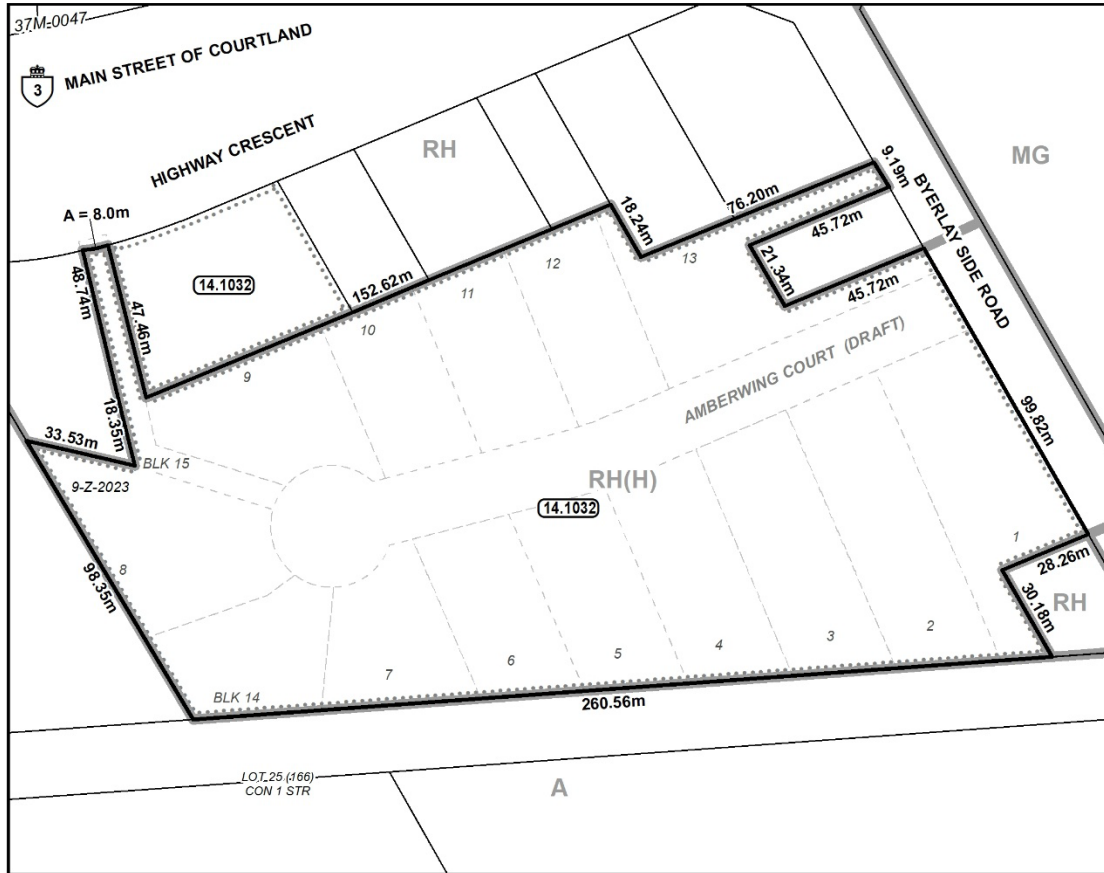
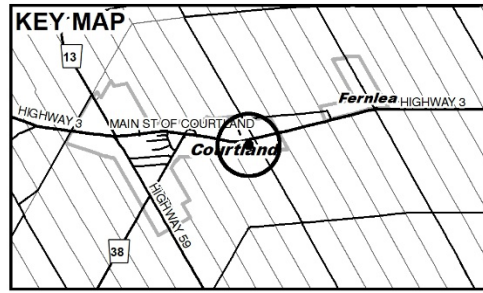
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

# MAP A

## ZONING BY-LAW AMENDMENT NORFOLK COUNTY

In the Geographic Township of  
**MIDDLETON**



**LEGEND**

Subject Lands

**ZONING BY-LAW 1-Z-2014**

(H) - Holding

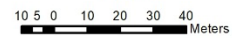
MG - General Industrial Zone

A - Agricultural Zone

RH - Hamlet Residential Zone



1:1,750



This is MAP A to Zoning By-law \_\_\_\_\_ Passed the \_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk



**Explanation of the Purpose and Effect of  
By-Law \_\_-Z-2025**

This By-Law affects a parcel of land described as MID CON 1 STR PT LOT 25 RP 37R11645 PART 2, Norfolk County, located at 17 Crescent Highway.

The purpose of this By-Law is to amend special provision 14.1032 of the zoning by-law to rectify the minimum required lot area to 1590 sq.m. and add a special provision to allow for a reduced lot frontage of 27 metres.