



Working together with our community

Public Hearings Committee – December 03, 2024

Subject: Application ZNPL2024382 proposing to change the use from Open Space (OP) to Hamlet Residential (RH) within the Hamlet OP designation for the lands described as 14 Oakes Boulevard, Vittoria.

Report Number: CD 24-163
 Division: Community Development
 Department: Planning
 Ward: Ward 4
 Purpose: For Public Meeting

Recommendation(s):

That staff Report CD-24-163 for development application ZNPL2024382 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 November 13, 2024.

Discussion:

The applicant is proposing a Zoning By-law Amendment to facilitate the change in use of the land

An overview summary of the development application(s) that have been submitted for the subject property at 14 Oakes Boulevard is contained within Attachment A. This includes an outline of the site context, the application and any necessary 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 2019-2022 Council Strategic Priority "Foster Vibrant, Creative Communities".

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and provide a lot within the existing hamlet boundaries which could be developed in the future for housing.

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 applications.

Attachments:

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

Approval:

Approved By:
Al Meneses, CAO

Prepared By:
Andrew Wallace, MScArch Con, MScIP
Planner
Community Development Division
Planning Department

**Attachment A - Report CD 24-163
Development Application Overview**

14 Oakes Boulevard, Vittoria

Application File Number: ZNPL2024382

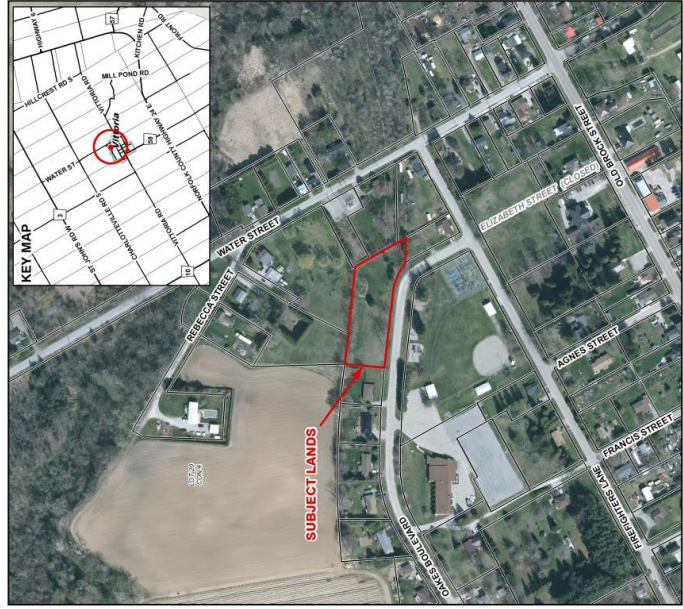
Applicant: Norfolk County

Statutory Public Hearing

Date: December 3, 2024

Site Context

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE
ZINPL2024382



Site Characteristics:

- 0.45 hectare lot area.
- Lot has a frontage onto Oakes Boulevard
- Located within the Hamlet OP designation
- Currently zoned Open Space (OP)
- It is an undeveloped lot forming an open park space.

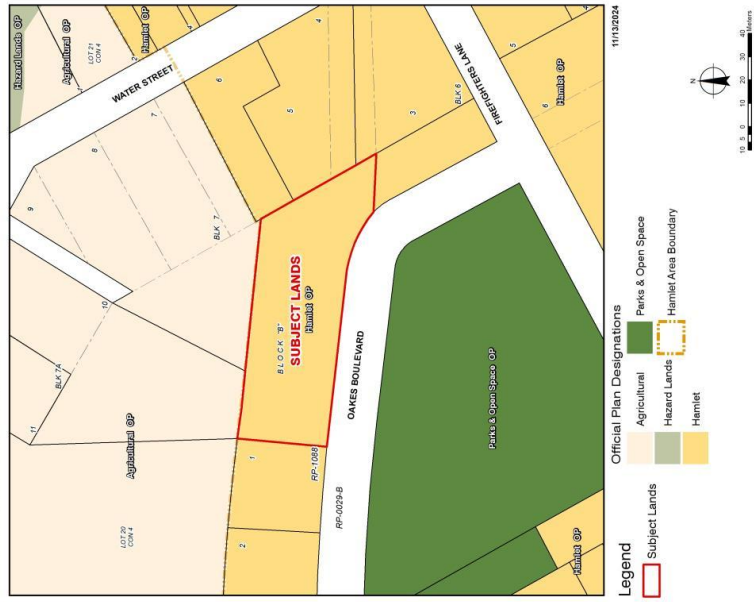
Surrounding Land Use: Hamlet Residential (to the east and west of the subject lands), Agricultural (to the north of the subject lands) and Community Institutional (to the south within the Parks and Open Space OP designation).

Site Context

Official Plan Map

ZNPL2024382

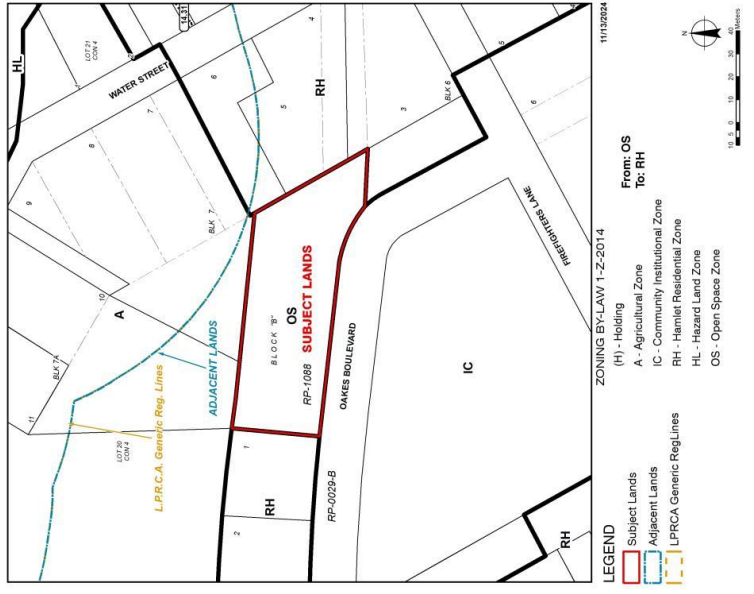
MAP B
OFFICIAL PLAN MAP
Geographic Township of CHARLOTTEVILLE



Proposed Zoning By-law Amendment Map

ZNPL2024382

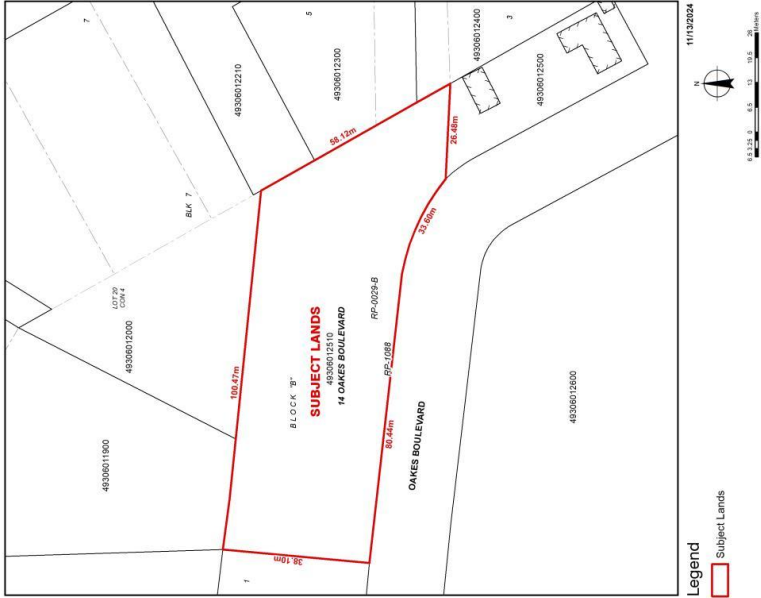
MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Geographic Township of CHARLOTTEVILLE



Development Proposal

Concept Plan

MAP D
CONCEPTUAL PLAN
Geographic Township of CHARLOTTEVILLE
ZNPL2024382



Key Features/Proposed Subdivision:

Development Proposal:

- The Development being proposed is to allow the change of use of the subject lands from Open Space (OP) to Hamlet Residential (RH).

Proposed Zoning Amendment:

- The subject lands, an area of 0.45 hectares, would be changed to Hamlet Residential.
- The site meets the all of the Zoning By-law provisions for a Hamlet Residential-zoned lot. As such, there is no need for any special provisions.

Preliminary Review

Technical Reports:

- Planning Justification Report (Elder Plans Inc., September 2024)
- Reference Plan 1088(H.V. Jewitt, November 1977).


Technical Comments:

There are a few technical comments pending but comments have been received from Development Engineering, Building, Zoning and GIS.

Public Input:

No Public input has been received at time of submission of this report and presentation. Staff will update Committee on this should any public input be received prior to the meeting.

Preliminary Considerations

Key Items	Preliminary Review
Housing	 With the change of use of a section to RH, a new infill lot for housing would be created within the Hamlet boundary.

Next Steps & Recommendation

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

Public Hearing Committee Report Recommendation:

THAT staff Report CD-24-163 for development applications ZNPL2024382 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.

ATTACHMENT B Existing Policies and Zoning Considerations

Planning Act

Section 2 of the Planning Act outlines those land use matters that are of provincial interest and for which all county planning decisions shall have regard. The provincial interests that apply to development on this site are:

- (b) the protection of the agricultural resources of the Province;
- (h) the orderly development of safe and healthy communities;
- (k) the adequate provision of employment opportunities;
- (l) the protection of the financial and economic well-being of the Province and its municipalities;
- (p) the appropriate location of growth and development and

Section 3 of the Planning Act requires that, in exercising any authority that affects a planning matter, planning authorities “shall be consistent with the policy statements” issued under the Act and “shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be”.

Section 34 of the Planning Act permits amendments to the zoning by-law by Councils of local municipalities.

Consistency with the Provincial Policy Statement – 2024

The Provincial Policy Statement, 2024 (PPS), which came into force and effect on October 20, 2024, provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The PPS 2024 promotes strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Section 2.2.1. 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: b) 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.

Section 2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

Section 2.3.1.2. Land use patterns within settlement areas should be based on densities and a mix of land uses which: a) efficiently use land and resources.

Conformity with the Official Plan

The proposed development is within the designated area of 'Hamlet OP' in Norfolk County Official Plan. The "Hamlet" designation denotes built up areas serving as service centres for the surrounding agricultural areas and as residential centres.

Section 2.2.3.1 states the goal of the Official Plan is to 'protect the unique character of Norfolk's cultural landscapes, Urban Areas, Hamlet Areas and Agricultural Area through heritage conservation, community design and redevelopment policies that promote community health, safety and broad aesthetic appeal.

Section 7.5 relates to lands within the Hamlet OP designation. It states that 'Hamlet development, in the form of residential, commercial, industrial, recreational and institutional facilities provide important services to the surrounding Rural Area. Hamlet development is a preferred alternative to scattered nonfarm development that reduces the impact of development on farming operations in the Rural Area.'

Section 7.5.1.a) allows for 'Low density residential dwellings on lots suitably sized to accommodate private servicing systems shall be the main permitted use.'

Section 7.5.2.d) allows for "additional residential development within a Hamlet Area shall be encouraged to occur through infilling or in-depth development. Provision shall be made at appropriate locations to provide access from the main road to an additional tier of lots behind existing development. The County shall strongly discourage linear development along roads."

Planning Comments: The proposed development will be tested with the above noted evaluation criteria.

Zoning By-law 1-Z-2014 and any Proposed Amendments

The subject lands are currently zoned as "Open Space (OP)" but seek a change of use to Hamlet Residential (RH).

Permitted Uses in RH zone:

In an RH Zone, no land, building or structure shall be used except in accordance with the following uses:

- a) dwelling, single detached*
- b) bed & breakfast, subject to Subsection 3.4*
- c) day care nursery*
- d) home industry*
- e) home occupation*
- f) accessory residential dwelling unit, subject to Subsection 3.2.3 [7-Z-2020]*

Planning Comments: The current OP zoning does not allow for any residential development. However the change to RH would allow for an infill site to be used whilst maintaining the low-density character of the area. The lot currently meets all of the provisions of the Zoning By-law in terms of the RH Zone.

ATTACHMENT C

Technical Comments

Agreements Coordinator – Circulated

GIS – Reviewed

Norfolk GIS has no requirements at this time.

Development Engineering – Reviewed

Development Engineering has reviewed application ZNPL2024382 and have no comments

Zoning – Reviewed

Zoning have no comments on this application.

Building – Reviewed

Building department has reviewed the file and has no comment.

Fire – Reviewed

Norfolk County Fire Department does not have any concerns with this proposal at this time.

Drainage – Circulated

Finance - Circulated

Canada Post – Reviewed

Please be advised that Canada Post does not have any comments on this application for zoning changes. If any additional lots are to be developed, please have the customers register at the Vittoria Post office.

Mississaugas of the Credit – Circulated

Six Nations of the Grand River - Circulated

Hydro One - Circulated

ATTACHMENT D

Public Comments

To date, no public comments have been received at this time. Should any public comments be received prior to the Public Hearing meeting, Staff will update Members.



The Corporation of Norfolk County

By-Law **XX-Z-2024**

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as CHR PLAN 1088 BLK B IRREG 1.12AC 375.10FR D, Norfolk County, municipally known as 14 Oakes Boulevard, Vittoria.

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.

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

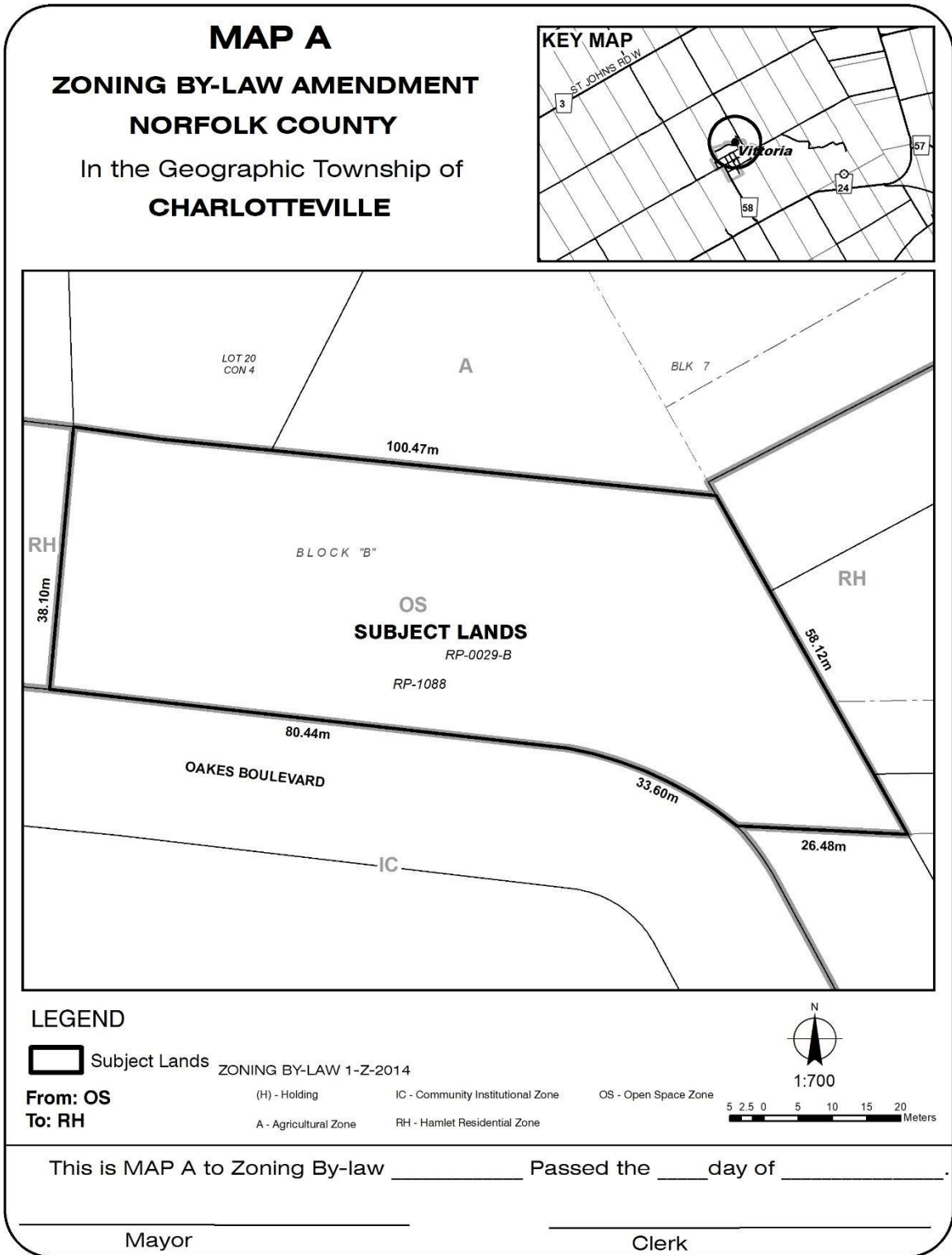
- 1. That Schedule A of By-Law 1-Z-2014, as amended, is hereby further amended by changing the zoning of the subject lands identified on Map A (attached to and forming part of this By-Law) from Open Space (OP) to Hamlet Residential (RH).

That this By-Law shall become effective upon final approval of this file.

Enacted and passed this ____ day of _____, 2024.

Mayor A. Martin

County Clerk



**Explanation of the Purpose and Effect of
By-Law 27-Z-2023**

This By-Law affects a parcel of land described as CHR PLAN 1088 BLK B IRREG 1.12AC 375.10FR D, Norfolk County, municipally known as 14 Oakes Boulevard, Vittoria.

The purpose of this By-Law is to change the zoning of the subject lands from Urban Open Space (OP) to Hamlet Residential (RH) within the existing hamlet boundary.