

ATTACHMENT B Existing Policies and Zoning Considerations

Planning Act

Section 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

Planning Comment: It is not unusual to find issues within a comprehensive Zoning By-Law and the intent of housekeeping amendments is to make technical and administrative updates to the Zoning By-Law in order to address minor issues and inconsistencies.

Provincial Policy Statement – 2020

The Provincial Planning Statement, 2024 (PPS) 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 directs municipalities to focus their growth within settlement areas where full municipal services are available.

Section 2.3 Settlement Areas and Settlement Area Boundary Expansions states that settlement areas shall be the focus of growth and development and that planning authorities shall support general intensification and redevelopment.

Planning Comments: *The subject lands are located within the Hamlet of Courtland. The application will rezone the portion of the lands that is designated as Urban Residential in the Official Plan from Agricultural Zone to Hamlet Residential Zone.*

Norfolk County Official Plan

Existing Land Use Designation: “Urban Residential”, “Agricultural”, and “Hazard Land”

Section 7.7 outlines the permitted uses and land use policies for the Urban Residential Designation. Urban Residential areas are expected to continue to accommodate neighbourhoods and provide a variety of residential forms.

Section 7.2. outlines permitted uses and land use policies for the Agricultural designation, which precludes the severance of lands for residential development outside of agricultural-related purposes.

Section 7.3. outlines permitted uses and land use policies for the Hazard Land designation.

Section 6.5.6 provides the specific policies for the Courtland Urban Area, where there are limitations upon the amount, type, form and density of development due to the nature of sanitary services in the area.

Planning Comments: *The subject application seeks to facilitate compliance with the Official Plan. The subject lands are designated as Urban Residential, and thus the zones of Hamlet Residential and Development are appropriate in order to facilitate future development.*

Zoning By-law 1-Z-2014

Existing Zoning: Agricultural Zone

Proposed Zoning: Hamlet Residential Zone (Holding) & Development Zone

Section 12.1.1. outlines permitted uses in the Agricultural Zone, which includes a range of agricultural and agricultural-related uses, single detached dwellings, cannabis production and processing, bed & breakfasts, home industries, home occupations, accessory residential dwelling units and uses accessory to permitted uses.

Section 5.7.1 outlines permitted uses in the Hamlet Residential Zone, which includes single detached dwellings, home industry and occupation, and accessory residential dwelling units.

Planning Comments: *The current Agricultural zoning would not permit future development of the lands within the Urban Residential Designation. The purpose of the Zoning By-law Amendment is to rezone a portion of that lands designated as such to Hamlet Residential zoning to facilitate future severances and development. The remainder of the lands designated as Urban Residential would be zoned as Development to facilitate future development.*

The proposed Zoning By-law Amendment would facilitate the severance of lots smaller than permitted within the Hamlet Residential Zone, but that are still in keeping with the size of lots within the area surrounding the subject lands. The Holding provision applied to the lots would ensure that all required studies are completed prior to any development.

In addition, the rezoning of this portion of the subject property would bring the proposed lot into compliance with the Official Plan.