

DATE: July 14, 2025

REPORT NO: PD-16-2025

SUBJECT: **Information Report: Zoning By-law Amendment and Draft Plan of Subdivision for 7283 Regional Road 20 (Joshua Court Subdivision)**

CONTACT: Susan Smyth, Manager, Community Planning and Design
Robin Shugan, Senior Planner

OVERVIEW:

- Applications for a Draft Plan of Subdivision and Zoning By-law Amendment have been submitted by Upper Canada Consultants (Consultant/Agent) on behalf of RVL Contracting Inc. (Owner/Applicant) for a vacant property located in the Hamlet of Regional Road 12, east of Grimsby Road and north of Regional Road 20.
- The Applicant is proposing a rural subdivision containing nine blocks with six single residential lots, one block for stormwater management, and two blocks for 0.3 metre reserve along Regional Road 12.
- The proposal seeks to rezone the subject lands from Development (D) Zone to a site-specific Rural Residential (RuR) Zone and Open Space (OS) Zone. The site specific request is to reduce the required lot frontage from the required 45 metres to 18 metres for four of the six proposed lots.
- The proposed residential lots will have access and frontage onto a future internal public road.
- The development is proposing private septic and water (cistern) services.
- The development is proposing a dry stormwater management facility and will utilize grassed road side swales.
- The applicants have called this development 'Joshua Court' however, the name of the proposed public street would require Council approval.
- A recommendation report will be presented at a future committee meeting once the application has been fully reviewed and all agency and public comments have been considered.

RECOMMENDATION:

1. That, Information Report PD-16-2025, titled "Zoning By-law Amendment and Draft Plan of Subdivision for 7283 Regional Road 20 (Joshua Court Subdivision)", dated

July 14, 2025 be received.

**ALIGNMENT TO STRATEGIC PLAN:
Theme #1 and 2**

- Build a safe, connected, caring and active community
- Champion strategic and responsible growth

BACKGROUND:

The subject lands are situated on the east side of Grimsby Road (Regional Road 12), approximately 185 metres north of the intersection with Regional Road 20. The property encompasses an area of approximately 4.27 hectares, with a lot frontage of 194.36 metres along Grimsby Road.

The subject lands are located within the Regional Road 12 Hamlet; however, the northern portion of the lands, approximately 1.10 hectares, lies outside the boundary of the Regional Road 20 Hamlet. The property contains no existing structures and historically been used for agricultural purposes. Refer to Figure 1 for the location of the subject lands.

Figure 1: Location of Subject Lands



The Township’s Official Plan designates the area of land within in the Regional Road 12 Hamlet as Hamlet Settlement Area, and the lands located outside of the Hamlet designated as Good General Agriculture. The Township’s Zoning By-law 2017-70 zones the lands within the Hamlet as Development (D) Zone, and the lands outside the

Hamlet, as Agriculture (A) Zone. Refer to Figure 2 and 3 for Official Plan designation and Zoning.

Figure 2: Township's Official Plan Designation

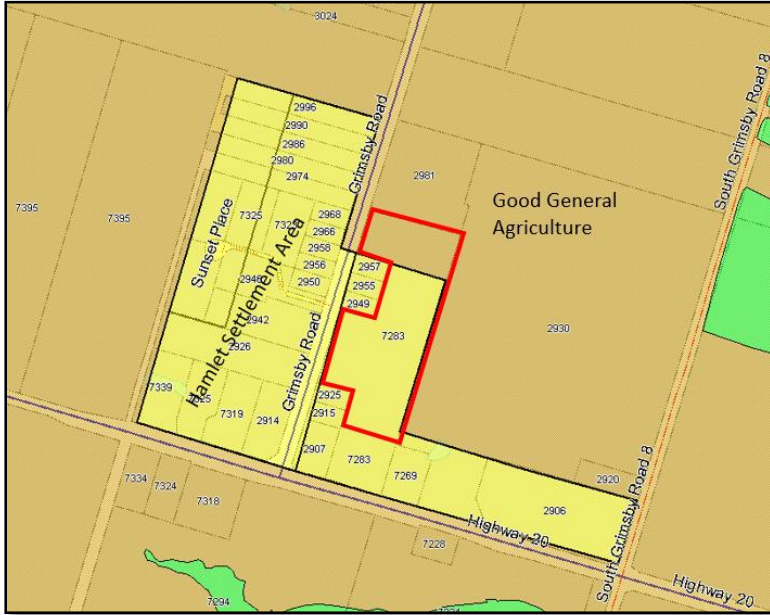
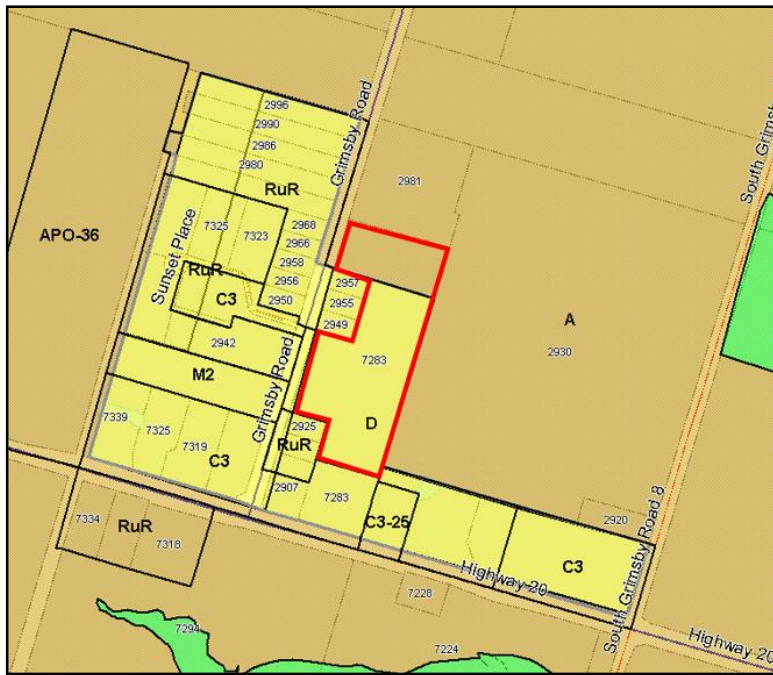


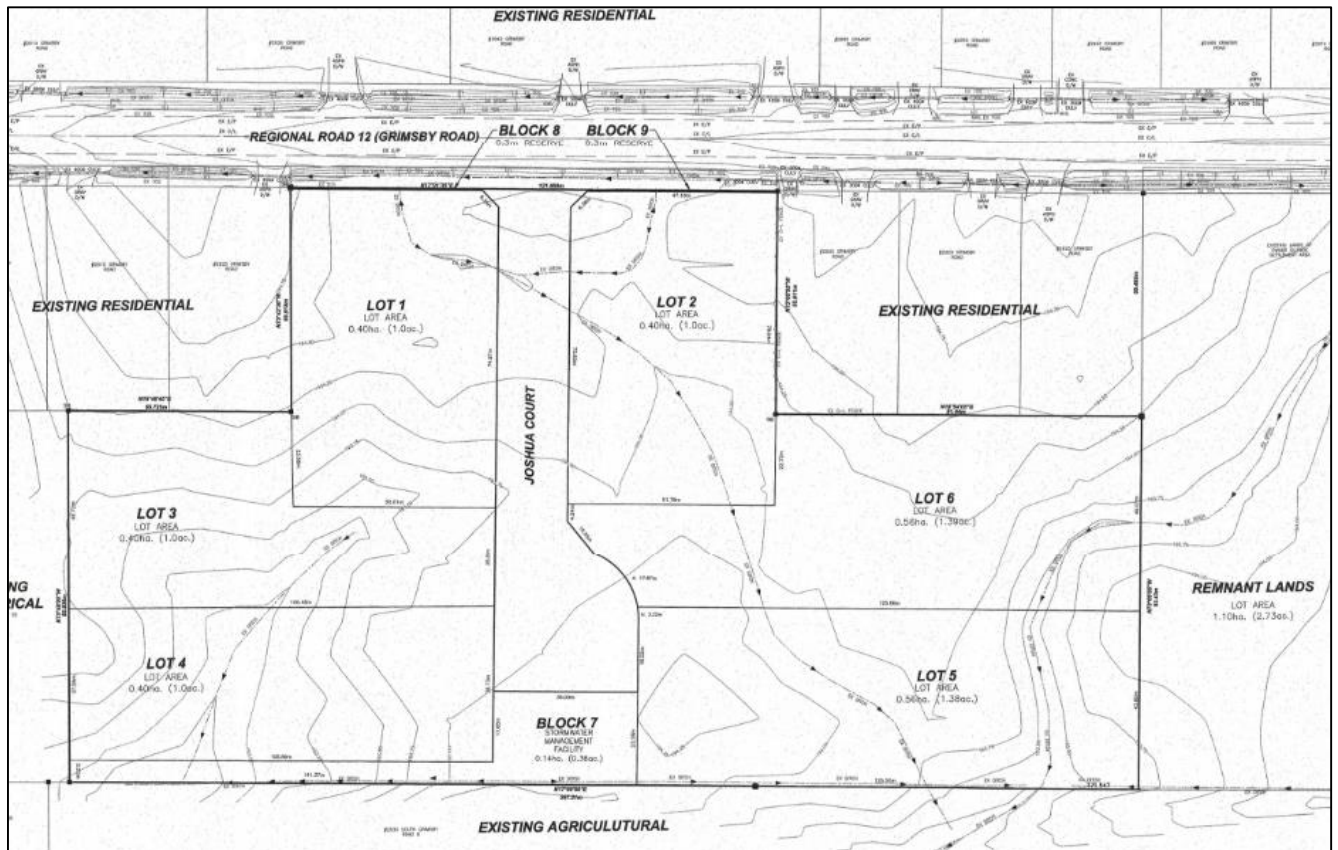
Figure 3: Township's Zoning By-law 2017-70, as amended



CURRENT SITUATION:

The Zoning By-law Amendment and Draft Plan of Subdivision proposes to create nine blocks to accommodate six (6) rural residential lots (Blocks 1-6) intended for single detached dwellings off an internal public road. Block 7 is the proposed stormwater management facility. Blocks 8 and 9 will be a 0.3 metre road reserve. Refer to Figure 4 for the proposed draft plan and the larger version is found under Schedule A of this report.

Figure 4: Proposed Draft Plan of Subdivision



The supplemental technical studies submitted with the applications are summarized below.

Environmental Impact Study (EIS)

An EIS was completed by Beacon Environmental Limited (September 24, 2024). The entire development area will be graded and all headwater drainage features will either be removed or altered. The EIS assessment has identified that the area has no natural heritage features or functions within or adjacent to the site.

The EIS indicated that there is no permanent or intermittent watercourse features

regulated by the Niagara Peninsula Conservation Authority (NPCA). However, there are headwater drainage features present with one section of the features, directly south of Grimsby Road, will not require alteration and remain flowing to the farm field. The balance of the feature will be realigned by grass swales along the north boundary and then southward along the east boundary to where it currently exists the site.

The flows from the other headwater features will be directed by grass swales along the south boundary which will go north along the east boundary to discharge at the where one feature currently exists the site. The stormwater associated with the development will be collected and conveyed to the stormwater pond, which will discharge southward to where the feature currently exists the site ultimately to the Twenty Mile Creek. The EIS recommends natural enhancement design for grass swales for the control of surface water.

Environmental Noise Study

An Environmental Noise Study was completed by Valcoustics Canada Ltd. (October 7, 2024, June 10, 2025 Addendum). The Noise Study was required for the potential impact of transportation noise on the proposed development fronting onto Grimsby Road (Highway 20), as well as potential stationary noise sources from the surrounding commercial and industrial uses. The Noise Study concluded that potential noise impacts experienced from these facilities are expected to comply with the Ministry of Environment, Conservation and Parks (MECP) noise guidelines and limits. Warning clauses are to be included in the sales agreements and to be registered on titled.

Hydrogeological Assessment

A Hydrogeological Assessment was completed by Englobe (January 3, 2025). The assessment was required to determine if the proposed six rural residential lots will have sufficient area and suitable conditions to support private septic and water (cistern) systems. The assessment concluded that the proposed lot size will be sufficient to allow for private servicing (septic and cisterns).

Stormwater Management Report

A Stormwater Management (SWM) Report was completed by Upper Canada Consultants (March 2024, June 12, 2025 Addendum). The study was required to address the stormwater drainage from the proposed development. The SWM report recommended that stormwater quality improvement will be provided by normal protection by proposed roadside ditches (grassed swales) along the proposed new public road. Quantity controls will be provided by a two-stage headwall and storage will be provided by a dry pond. The study concluded that the dry pond is best stormwater management option for this site for its ability to receive major overland flows, provide the required stormwater storage while being able to outlet to a shallow above ground outlet. The maintenance and inspection of the pond is very simple and does not require specialized equipment and training.

The owner is working with the adjacent landowners to secure an easement for the proposed stormwater outlet.

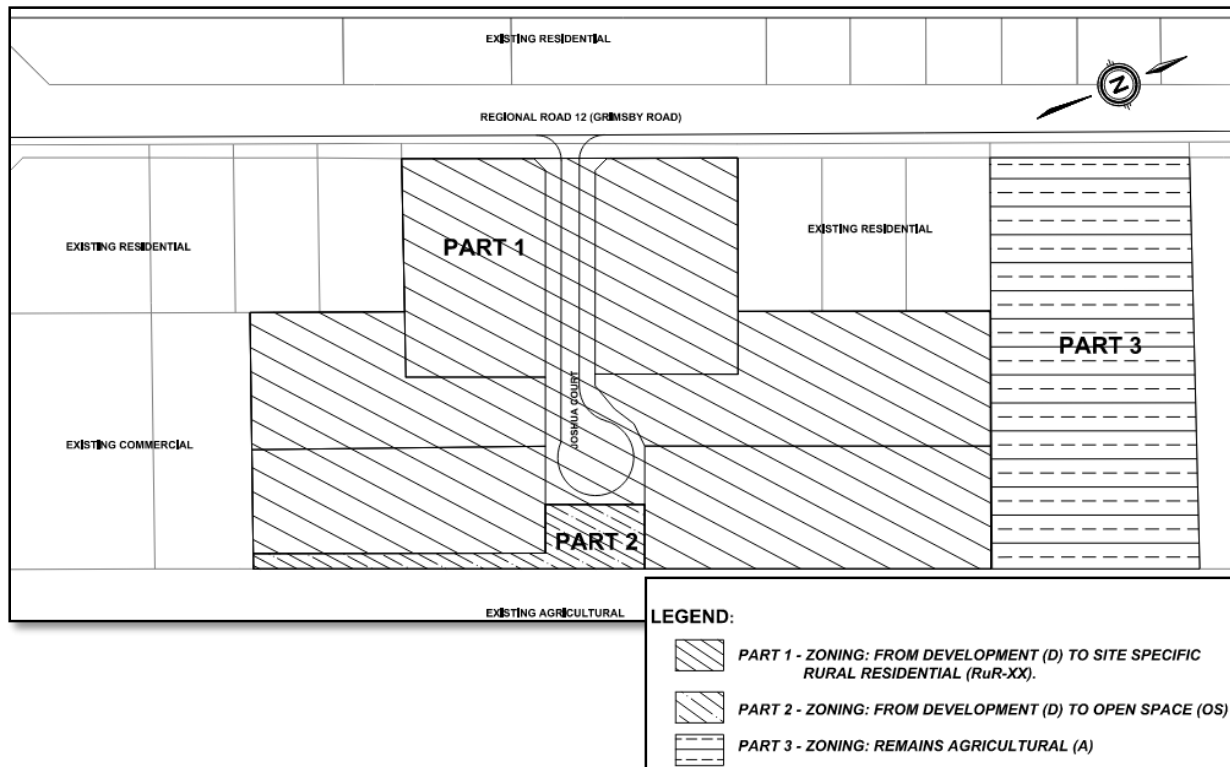
Archaeological Assessment

A Stage 1 and 2 Archaeological Assessment was completed by Detritus Consulting Ltd. (December 14, 2024). The study was required due to the subject lands being mapped within the Region’s Archaeological Potential mapping. The study was conducted on the lands that are being development, and concluded that no archaeological resources were found and no further studies are required. These reports will be filed with the Ministry for clearance and placed on the registry.

Zoning By-law Amendment

The proposed Zoning By-law Amendment is required to rezone the subject lands that are within the Regional Road 12 Hamlet from Development (D) zone to a site specific Rural Residential (RuR) zone and Open Space (OS) zone. The remnant parcel of the subject lands outside the Hamlet is proposed remain within an Agricultural (A) zone, however, Section 18.13.5 of the Township’s Official Plan states that the remnant parcel outside the Hamlet Settlement Area boundary shall be rezoned to Agricultural Purposes Only (APO). The site specific modification to the RuR zone is to reduce the require lot frontage from 45 metres to 18 metres. This would only apply to four of the proposed lots. Refer to Figure 5 for the proposed zoning by-law amendment schedule and representation of the zoning changes.

Figure 5: Proposed Site Specific Zoning By-law Amendment



The proposed Draft Plan of subdivision is required to legally create the individual lots that are intended to be individually serviced by private sanitary (septic) and water (cistern) systems. The other blocks are for the new local road, and dry stormwater management facility that outlets into a tributary of the Twenty Mile Creek.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report.

INTER-DEPARTMENTAL COMMENTS:

Below is a summary of the agency comments received to date regarding this application.

Enbridge Gas: No objections.

Niagara Peninsula Conservation Authority (NPCA): The NPCA raised concerns about the planned realignment of a regulated watercourse on the site. While open to supporting the realignment, the NPCA requires justification demonstrating it meets their policies and does not increase risks related to flooding, erosion, or natural hazards. A realigned channel should be located within its own block without buffers extending onto other private lands, be zoned an appropriate Environmental Protection Zoning, and be sized sufficiently to convey a 100-year storm event. Natural channel design shall be considered to ensure the realignment does not result in erosion or flooding concerns.

Additionally, the NPCA clarified that the southern swale (to Outlet 'B') is not a regulated watercourse, and concerns with the outlet onto adjacent private lands. NPCA will require appropriate approval (e.g., legal easement) from the neighbouring property owner to secure the outlet before the NPCA can support the development applications.

Regional Municipality of Niagara: Regional staff are generally satisfied and provided comments in regards to Land Use Compatibly for the surrounding agricultural lands, including poultry barns, may cause noise or odour issues. Although MDS setbacks do not apply in hamlets, Regional staff recommend a warning clause to inform future residents of possible agricultural impacts.

The Region has also provided comments regarding potential noise impacts (e.g., transportation-related noise from Regional Road 12 and Highway 20, as well as stationary noise from the surrounding commercial uses).

The Region provided comments on the archaeological assessment and prior to building permit issuance, the Ministry of Citizenship and Multiculturalism acknowledgment letter must be submitted.

Regional Environmental Staff reviewed the EIS and sufficiently addresses the work plan and have no objections. Regional Staff provided comment that no road widening is

required. To ensure future access to proposed road the applicant will provide a 0.3 metre wide reserve in favour of the Region.

Township Development Engineering: The Township is not opposed to the reduced 18m road allowance and finds the cul-de-sac suitable for winter maintenance. Additional plans (geotechnical, street lighting, erosion/sediment control, and landscaping) are still required.

Staff raised concerns with the proposed dry storm pond and the maintenance of the dry pond and channel to the outlet. Concerns regarding Outlet B to a private swale on the neighbouring property and not to a regulated feature, this is not considered a legal and secured outlet and therefore an easement would be required.

Township Building Department: The Township will require permit applications with required fees and documents for site grading, architectural plans, septic and adequate water for fire protection. Development charges will be required at the time of building permit.

Township Fire Department: Hamlet subdivision developments will require 10,000 litre fire cisterns. The number of cisterns will be based on the size/number of residence within the subdivision. The Township's Fire Department states that secondary means of access to the subdivision, particularly for courts, is beneficial in supporting fire suppression operations.

PUBLIC COMMENTS

One member of the public provided comments on the application requesting more information on:

- Site alteration and import of fill
- Stormwater management pond and potential overflows
- Berms or trees/vegetation buffer to neighbours
- Why the zoning change?
- Why are the proposed lots so small?
- Impacts to the natural habitat and environment
- Contact with First Nations

Administration notes that the First Nations contacts were contacted on February 14, 2025 and again on June 13, 2025 and to date no comments have been received.

All other comments were provided to the applicant and the appropriate responses will be provided for the recommendation report.

CONCLUSION:

An application for Draft Plan of Subdivision approval and Zoning By-law Amendment has been submitted by Upper Canada Consultants on behalf of RVL Contracting Inc. The

applications are to facilitate a rural residential development for six rural residential lots to permit the use of single detached dwellings.

This report is submitted to Committee for information purposes. A Recommendation Report will be prepared and presented by Administration at a future Committee meeting.

SCHEDULES:

- A. Draft Plan of Subdivision
- B. Draft Zoning By-law
- C. Agency Comments

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