



Public Meeting Report

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Report To:	Planning and Development Committee	
Date of Meeting:	March 17, 2025	Report Number: PDS-012-25
Authored By:	Tyler Robichaud, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0022	Resolution#:
Report Subject:	Application by Fourteen Estates for a Zoning By-law Amendment to permit one lot for a detached dwelling in Hampton.	

Purpose of Report:

The purpose of this report is to provide information and gather input from the public and Council, as well as recommend approval if there are no significant concerns raised from the public. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

Recommendations:

1. That Report PDS-012-25 and any related communication items, be received;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to a Zoning By-law Amendment application submitted by Honey Harbour Heights Estates Ltd.;
3. That the Zoning By-law Amendment application submitted by Fourteen Estates be approved and that the Zoning By-law Amendment in Attachment 1 to report PDS-012-25 be approved; and
4. That all interested parties listed in Report PDS-012-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on an application for a proposed a Zoning By-law Amendment to permit one lot for detached dwelling in Hampton. Should there be no significant concerns from the public, Staff recommend that the Zoning By-law amendment be approved. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

1. Application Details

Owner: Honey Harbour Heights Estates Ltd.

Applicant: Fourteen Estates

Proposal: Zoning By-law Amendment

To rezone the subject lands from "Agricultural Exception (A-1)" Zone to an appropriate zone to permit 1 lot for a detached dwelling.

Area: 0.472 hectares (1.16 acres)

Location: 72 Ormiston Street, north side of Ormiston Street, east of Old Scugog Road in the Hamlet of Hampton. (see Figure 1)

Roll Number: 18-17-010-120-09700

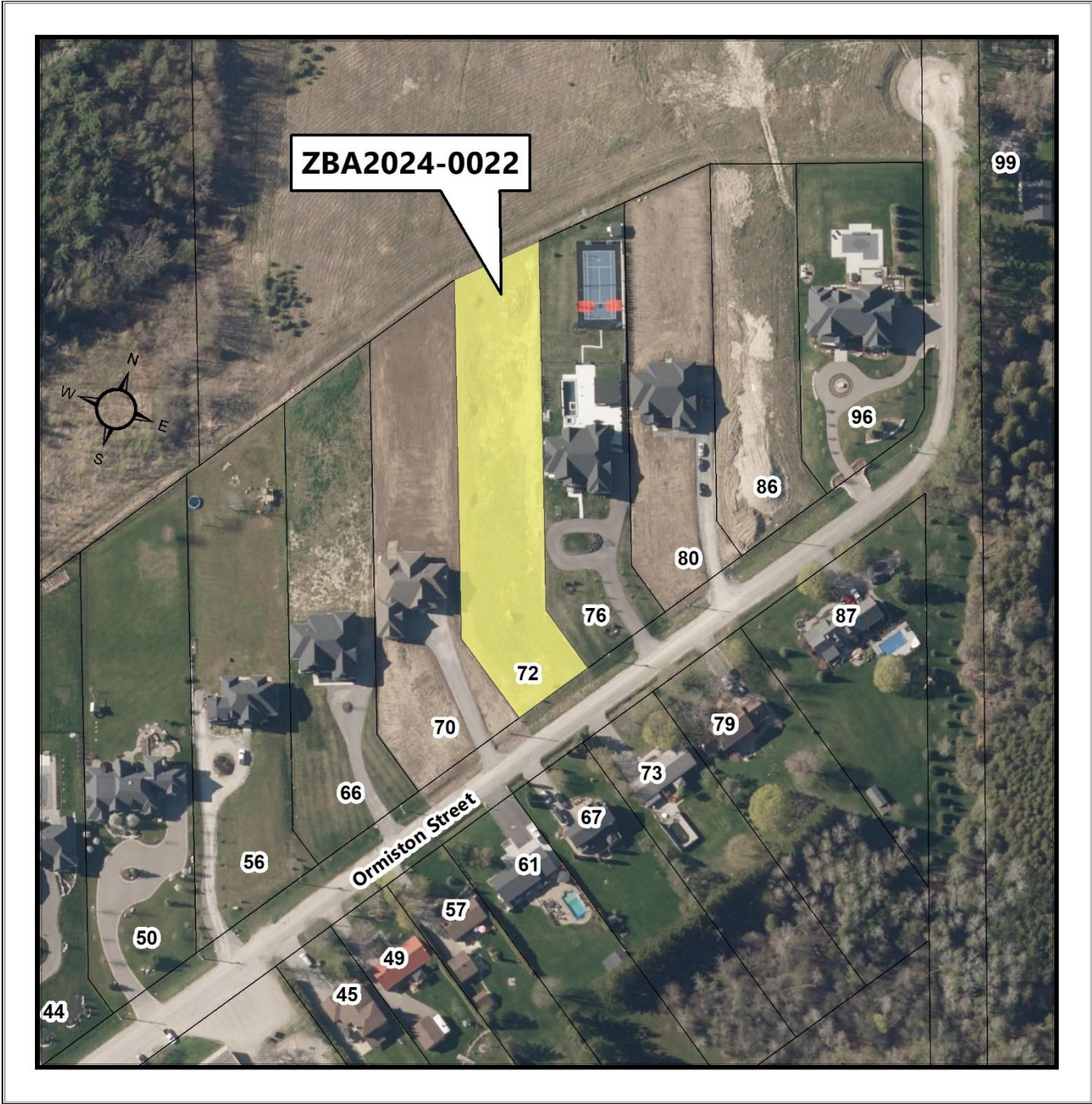


Figure 1- Location of Subject Lands

2. Background

- 2.1 On September 19, 2024, Honey Harbour Heights Estates Ltd, submitted an application for a Zoning By-law Amendment to permit one lot for a detached dwelling on a 0.472 hectare parcel. The subject lands are situated within the hamlet boundary of Hampton.
- 2.2 The adjacent properties to the west and east of the subject property are zoned “Residential Exception (RH-28)” Zone which permits single detached dwellings. The lots were created by severance in 2013 and have since then have been developed with detached homes. The zoning on 72 Ormiston Street, as well as the retained 13.849 hectares to the north remained as “Agricultural Exception (A-1)” Zone. The intent was to allow access to the retained lands from 72 Ormiston Street and from an access to the east, within the hamlet boundary, shown as a cul-de-sac on **Figure 1** for future development.
- 2.3 On August 29, 2024 the Committee of Adjustment heard two applications pertaining to this site. The first was for a Consent application for a lot line adjustment for the lands to the east to access a well. The second was a Consent application to sever a 0.472 hectare parcel from a 13.849 hectare parcel to permit the creation of one lot. As a condition of approval of the Consent application, the Owner was required to submit a zoning by-law amendment application to address the reduction lot area and lot frontage. In order to clear this condition, a zoning by-law amendment application is to be approved, and final and binding from Municipal Council.
- 2.4 The zoning by-law amendment application was deemed complete on November 20, 2024.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located on the north side of Ormiston Street, east of Old Scugog Road in the Hamlet of Hampton.
- 3.2 The lands subject to this rezoning application are 0.472 hectares in area with 30 metres of frontage and were part of a larger vacant parcel to the north inside the hamlet boundary. The lands are currently vacant.
- 3.3 The surrounding uses are as follows:

North: Vacant Agricultural lands.

East: Existing detached residential dwellings on rural residential lots.

South: Existing detached residential dwellings on rural residential lots and Hampton Public School.

West: Existing single detached residential dwellings.

4. Provincial Policy

Provincial Planning Statement (PPS 2024)

- 4.1 The PPS 2024 provides policies to support the creation of a full range of housing, while respecting the rural character in rural settlement areas. It also encourages the use of existing infrastructure, protection of the natural environment and creating complete communities.
- 4.2 The subject lands are located within a settlement area, where the PPS promotes infill development and where existing infrastructure, and public services facilities will be utilized.
- 4.3 The proposal conforms to the PPS 2024.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as "Hamlets".
- 5.2 Envision Durham encourages development within hamlets to be compatible with surrounding uses and the rural landscape consisting of a mix of housing types appropriate for existing service levels, employment uses and commercial uses that meet the needs of the residents of the hamlets and the surrounding rural area.
- 5.3 The Regional Official Plan encourages a wide range of residential dwellings that are locally appropriate and consistent with the character of the area. The proposed development supports Regional policies guiding the development of Hamlets by promoting housing opportunities within an existing neighbourhood area and by proposing to develop the subject lands in an efficient manner while maintaining an attractive and contextually appropriate built-form.
- 5.4 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the subject lands “Hamlet”. New residential lots in any rural settlement area with or without municipal water shall have a minimum lot size of 0.4 hectares, must meet the requirements of the Region of Durham Health Department for private services to ensure there are no adverse impacts for water supply and quality. Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Settlement areas shall be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses. Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment.
- 5.6 The subject size is greater than the required lot size of 0.4 hectares and considered an infill between existing development.
- 5.7 The proposal conforms with the policies of the Clarington Official Plan.

6. Zoning By-law 84-63

- 6.1 The subject lands are currently zoned “Agricultural Exception (A-1)” Zone within Zoning By-law 84-63.
- 6.2 The “Agricultural Exception (A-1)” zone requires a minimum lot area of 40 hectares and a minimum street frontage of 100 metres. The severed parcel requires a zoning by-law amendment application to reduce the area and frontage within the rural settlement boundary.

7. Summary of Background Studies

- 7.1 The Consent applications were supported by the Committee of Adjustment, as such no background studies were required for the rezoning application.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to households within 300 metres of the subject lands on February 24, 2025. One public meeting sign was installed on the subject lands. Details of the proposed application were also posted on the Municipality’s website ([Proposed development at 72 Ormiston Street, Hampton | Clarington Connected](#)), and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, Staff have not received any comments from the public.

9. Department and Agency Comments

- 9.1 The application was circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal departments comments received thus far are shown on **Attachment 2** to this report.

10. Discussion

- 10.1 The proposed residential lot is located within the Hamlet of Hampton and the proposed residential use represents a form of development encouraged by Provincial, Regional, and Municipal policies.
- 10.2 The proposed lot at 72 Ormiston Street was left as “Agricultural Exception (A-1) Zone” to provide future access to the vacant lands for future development to the north. The retained lands are outside of the rural settlement boundary and within the Greenbelt. The consent application to sever 72 Ormiston does not preclude future development of the lands to the north. The development potential for these lands is limited to one primary residential dwelling and accessory buildings and maintains access from the east side of the retained lands to Ormiston Street.

11. Financial Considerations

- 11.1 The capital infrastructure required for this development will be negligible given that the lot will be privately serviced, there are no sidewalks and the road is already constructed. The Municipality will be responsible for the major repair, rehabilitation, and replacement in the future for any capital assets.

12. Strategic Plan

- 12.1 The proposed development has been reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff gave attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. The proposal aligns with Clarington’s Strategic Plan.

13. Climate Change

- 13.1 The impact of one single lot will have negligible impacts on climate change.

14. Concurrence

Not Applicable.

15. Conclusion

- 15.1 Should there be no significant concerns from the public, Staff recommend that the application by Honey Harbour Heights Estates Ltd. to amend Zoning By-law 84-63 to permit one residential lot be approved and the Zoning By-law as shown on **Attachment 1** be passed. In the event that significant concerns are raised, it is recommended that this matter be referred back to staff.

Staff Contact: Tyler Robichaud, Senior Planner, 905-623-3379 ext. 2420 or
TRobichaud@clarington.net.

Attachments:

Attachment 1 – Zoning By-law Amendment

Attachment 2 – Departmental and Agency Comments

Interested Parties:

Honey Harbour Heights Estates Ltd.

Fourteen Estates c/o Shawn Rondeau

H.F Grander Co. Ltd. c/o Ralph F. Grander