

Historical Background

Application Details	
Owner:	Matt Barnes Photography Inc.
Applicant:	A.J. Clarke & Associates Ltd. c/o Franz Kloibhofer.
File Number:	RHOPA-24-003 and ZAC-24-009.
Type of Applications:	Rural Hamilton Official Plan Amendment and Zoning By-law Amendment.
Proposal:	<p>The purpose of the Official Plan Amendment is to redesignate “Settlement Institutional” to “Settlement Residential” and add a Site Specific Policy in the Sheffield Rural Settlement Area.</p> <p>The purpose of the Zoning By-law Amendment is to change the zoning from the Settlement Institutional (S3) Zone to the Settlement Residential (S1, 916, H187) Zone.</p> <p>The effect of these applications is to permit the adaptive reuse of an existing place of worship as a single detached dwelling serviced by an existing wastewater holding tank and well on the subject lands. In addition, site specific zoning provisions are required to recognize the reduced minimum lot area, reduced minimum lot width and increased building height to recognize the existing lot configuration and place of worship.</p>
Property Details	
Municipal Address:	1278 Old Highway 8, Flamborough.
Lot Area:	0.179 hectares.
Existing Servicing:	Well and wastewater holding tank.
Proposed Servicing:	Well and wastewater holding tank.
Existing Use:	Vacant building (formerly Sheffield Presbyterian Church).
Proposed Use:	Single detached dwelling.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Greenbelt Plan:	Sheffield Hamlet Settlement Area within the “Protected Countryside” as per Appendix II of the Greenbelt Plan (2017).
Official Plan Existing:	“Rural Settlement Areas” on Schedule D – Rural Land Use Designations.
Sheffield Rural Settlement Area Plan Existing:	“Settlement Institutional” on Map 14 – Sheffield Rural Settlement Area Plan.

Sheffield Rural Settlement Area Plan Proposed:	“Settlement Residential” with a site specific policy area to permit an existing private wastewater disposal holding tank on Map 14 – Sheffield Rural Settlement Area Plan.
Zoning Existing:	Settlement Institutional (S3) Zone.
Zoning Proposed:	Settlement Residential (S1, 916, H187) Zone.
Modifications Proposed:	<p>The following modifications are requested to the Settlement Residential (S1) Zone to recognize and retain the existing building:</p> <ul style="list-style-type: none"> • To increase the maximum building height to 15.5 metres whereas a maximum building height of 10.5 metres is permitted; • To decrease the minimum required lot area from 0.4 hectares to 0.17 hectares; and, • To decrease the minimum required lot width from 30 metres to 26.9 metres.
Processing Details	
Received:	March 27, 2024.
Deemed Complete:	March 27, 2024.
Revised Proposal:	August 2, 2024.
Notice of Complete Application:	Sent to 24 property owners within 120 metres of the subject lands on April 24, 2024.
Public Notice Sign:	Posted on April 19, 2024, with the Public Meeting date updated on January 22, 2025, indicating that the Planning Committee meeting is scheduled for March 18, 2025.
Notice of Public Meeting:	Sent to 24 property owners within 120 metres of the subject property on March 6, 2025.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix G attached to Report PED25063.
Public Consultation:	In April 2024, 24 residents within 120 metres of the subject lands received a mailout from the applicant detailing the proposal, including a site plan and an invitation to provide feedback to the applicant regarding the proposal.
Public Comments:	Nine letters/emails expressing support of the proposal were received and comments are summarized in Appendix H attached to Report PED25063.
Processing Time:	356 days, 123 days since receiving the latest hydrogeological and water test results.