



Council report

Meeting date:	September 6, 2022
Title:	Request for Council Permission
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO / Deputy Clerk

Recommendation

That council receive Planner Spencer's report and considers the passage of a motion to support the request by the applicant's agent to apply for a minor variance.

Executive summary

The subject lands are municipally identified as 193381-4 Meadows Drive in the Municipality of West Grey. The subject lands are geographically identified as CON 1 NDR PT LOT 61 RP; 17R1416 PARTS 1 AND 2 RP; 17R1496 PART 1 in the geographic township of Bentinck.

The Planning Act, R.S.O. 1990, as amended places a moratorium on the passage or a Variance or Zoning By-law Amendment on lands that have been subject to a Zoning By-law Amendment within the past two (2) years. The intent of this restriction is to limit undue processes and ensure that zoning amendments are reviewed appropriately and that the tools are of the Planning Act are not circumvented.

Council has the right to waive this component of the Planning Act with the passage of a resolution on a site-specific basis.

Background and discussion

The applicant's agent is a resident of the existing Meadows Drive Modular Park. The specific site is located on the south side of Meadows Drive. The subject lands were recently provided a zoning amendment to remove the holding provision on the subject lands which enacts the Planning Act requirements previously described. This was completed by the current Modular Home park owner (1993034 Ontario Inc.).

The applicant has applied for a minor variance on his site to permit the construction of an accessory structure. In order to process the application, staff require a motion for the file with council's support to proceed.



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The MH (Mobile Home Park) zone specifically limits accessory structures within the MH zone to 8m² (86.1 ft²). The applicant has applied to construct an accessory structure 28.99m² (312 ft²).

Planning staff have no concerns with the applicant's request.

Legal and legislated requirements

The Planning Act, R.S.O. 1990, as amended.

Financial and resource implications

None

Staffing implications

None

Consultation

None

Alignment to strategic vision plan

Pillar: Build a better future
Goal: Review the County Official Plan and Zoning By-law
Strategy: Take a co-operative approach to development

Attachments

- Aerial and zoning map

Next steps

Should council support the request, planning staff will proceed to schedule the application to be heard by the Committee of Adjustment on September 19th, 2022 with a full planning report and advise the applicant's agent of the same.



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Respectfully submitted:



Lorelie Spencer, Ba.U.R.Pl., MCIP, RPP
Manager of Planning and Development