



# Committee of adjustment report

<b>Meeting date:</b>	November 10, 2020
<b>Title:</b>	B10.2020 – DJ Land Developments Ltd.
<b>Prepared by:</b>	Lorelie Spencer, Manager of Planning and Development
<b>Reviewed by:</b>	Laura Johnston, CAO

## Recommendation

That Committee of Adjustment received Planner L. Spencer's report wherein approval of application B10.2020 is recommended subject to the following conditions:

- Payment of any outstanding municipal taxes on the subject lands (if any)
- That the severed lands merge with the adjacent lands to the East

## Executive summary

The subject lands are located on the North side of Sadler Street East in the Town of Durham.

The subject lands are designated as a 'primary settlement area within the County of Grey Official Plan. The purpose of the application is to sever a portion of the subject lands to merge the lands with the parcel directly to the East in the form of a lot addition. The effect of which will result in a boundary adjustment in keeping with the adjacent lot fabric.

## Background and discussion

In order to assess the merits of the application, Planning Staff have reviewed the Provincial Policy Statement (2020 PPS), the County of Grey Official Plan and the Municipality's Comprehensive Zoning By-law.

### 1. Provincial Policy Statement (2020 PPS)

The subject lands are designated as a Primary Settlement Area within the County of Grey Official Plan. Section 1.1.3 of the PPS speaks to the policies of the Province regarding settlement areas. Settlement areas are considered critical to the long-term economic prosperity of communities. Development pressures and land use vary throughout the Province. The Province puts a significant emphasis on promoting efficient development patterns, protecting resources, promoting green spaces, the effective use of infrastructure and public service facilities in addition to minimizing unnecessary public expenditures.

Section 1.1.3.1 of the 2020 PPS states that settlement areas shall be the focus of growth and development. Section 1.1.3.2 of the PPS requires that land use patterns within settlement areas shall be based on densities and a mix of land uses that



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efficiently use land and resources, are appropriate and efficient uses of infrastructure and public service facilities, that minimize impacts to air quality and climate change and promote energy efficiency, prepare for the impacts of a changing climate, support active transportation, are transit supportive and are freight supportive.

Based on the information provided by the Applicant, Planning Staff are satisfied that, provided the lands merge with the adjacent lands, the proposal is consistent with the 2020 PPS. No new development beyond the lot line adjustment has been proposed as part of this application.

## 2. County of Grey Official Plan (Recolour Grey)

The subject lands are within a defined 'Primary Settlement Area' on Schedule 'A' to the County Official Plan. Policy 3.5 of the County Plan identifies that primary settlement areas are suitable for high intensity targets, public transit services and have full municipal services.

The County of Grey Official Plan (Recolour Grey), speaks to lot creation and adjustments within Primary Settlement Area designation. Policy 3.3 states, in part, that the County Plan will promote development forms and patterns which minimize land consumption and servicing costs. This will help ensure development is compact in form and promotes the efficient use of land and provision of water, sewer and transportation and other services. In this case only the boundary of the lot will change a result of this lot addition. The proposal is considered to promote orderly development by removing an irregular deviation in the receiving lands and several adjacent properties to the West.

Provided the lands are required to merge as a condition of consent, planning staff have no further concerns with this application.

Planning Staff are satisfied that the proposed lot creation maintains the general intent and purpose of the County Official Plan.

## 3. The Municipality of West Grey Comprehensive Zoning By-law No. 37-2006

The subject lands are presently zoned Residential Zone (R1B). The subject lands currently contain a single detached dwelling unit and accessory garage. The lands receiving the property as a result of the lot line adjustment are currently vacant and are also zoned Residential Zone (R1B). A Zoning by-law amendment will not be required for the retained parcel as identified in the following table.

<b>Section 12 – Regulations (Residential Zone, R1B)</b>		
	<b>Required</b>	<b>Provided</b>
LOT AREA, Minimum	0.11 acres (0.05 ha.)	0.18 acres (0.08 ha.)
LOT FRONTAGE, Minimum	15.0 metres	21.0 metres
FRONT YARD, Minimum	7.6 metres	7.8 metres
INTERIOR SIDE YARD, Minimum	1.2 metres	1.2 metres



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REAR YARD, Minimum	7.6 metres	21.0 metres
LOT COVERAGE, Maximum	40%	20%

The severed lands are to be added to the property directly east of the subject lands. The severed portion of the lands are located at the rear of the property and do not affect frontage or the minimum lot size requirements. Therefore, a zoning by-law amendment is not required.

Planning Staff are satisfied that the application maintains the general intent and purpose of the Municipality's Comprehensive Zoning By-law.

## Legal and legislated requirements

None

## Financial and resource implications

None

## Staffing implications

None

## Consultation

- County of Grey Planning and Development Department
- Saugeen Valley Conservation Authority
- Hydro One

## Alignment to strategic vision plan

Pillar: Build a better future

Goal: Invest in business

Strategy: Review zoning by-laws and West Grey Official Plan

## Attachments

- Aerial and OP map
- Aerial and Zoning map

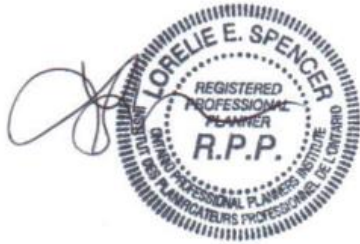


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## Next steps

Provided provisional consent is granted the Applicant should proceed with the passage of a Zoning By-law Amendment as noted above.

Respectfully submitted:



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Manager of Planning and Development