



Planning Report

Meeting date:	July 28, 2020
Title:	Z05.2020 - Lipskie
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnson, CAO

Recommendation

That West Grey Council receives the report from Planner L. Spencer re: zoning bylaw amendment Lipskie. - ZA-05-20 (B12.2019)

Executive summary

The purpose of the Zoning By-law Amendment is to rezone the subject lands from A2 (Rural) and NE (Natural Environment) to A2-217 (Rural with Exception), A2-218 (Rural with Exception), and NE (Natural Environment).

The effect of the Zoning By-law Amendment will recognize deficient lot areas and frontage of the severed and retained parcels as a result of the lot addition. This file was previously subject to provisional consent approval B12/2019.

Background and discussion

The subject lands are located along the east site of County Road 3. A house and accessory structure are located on the subject lands. The severed portion of the lands will be added to a lot immediately west of the subject lands that currently contain a single detached dwelling unit. Three hectares of the subject lands is forested, including the entire lands subject to the lot addition.

A large number of residential lots exist in proximity to the subject lands in addition to the agricultural land uses. A hydro corridor abuts the southerly boundary of the subject lands that accounts, in part, for the irregular parcel shape.

The adjacent lands mainly contain woodlands. Through the consent process, the property will receive a lot addition that will realign the eastern boundary with the western boundary of the subject lands.

A single detached dwelling unit exists on the subject lands.

Several non-farm lots exist in proximity to the adjacent lands. There are no livestock facilities within 500 metres of the two newly formed parcels, therefore minimum distance separation calculations are not required.



Legal and legislated requirements

a.) Provincial Policy Statement (PPS) Conformity:

The Provincial Policy Statement (PPS) encourages the preservation of prime agricultural land and generally prohibits the creation of smaller farm parcels or residential lots in areas having strong agricultural capabilities. However, in the rural areas where the lands have a limited agricultural capability, the creation of a limited amount of non-farm residential lots and smaller farm parcels may be given consideration. This particular area of West Grey is considered to be a rural area. As noted above, the proposal involves a lot addition and not the creation of a new parcel. In this regard, the proposal conforms to the County's 'Rural' consent policies and therefore it should be deemed to be consistent with the 'Rural' policies of the PPS.

The PPS also protects natural heritage features. As explained above, the proposed severance would not appear to undermine the 'Significant Woodland' policies, specifically when addressed through site-specific zoning provisions.

Based on the above, Planning Staff are satisfied that the proposed Zoning By-law Amendment is consistent with the PPS.

b.) Official Plan Conformity:

The property providing the severance is designated 'Rural' on Schedule A to the County of Grey Official Plan. The 'Rural' consent policies allow for a maximum lot density of four lots per original Crown-surveyed 40 hectare lot, i.e. three severed parcels and a retained lot. The requested severance involves a lot addition and not the creation of a new parcel, and therefore the proposal does not affect the lot density.

The entire parcel to be severed includes forested lands and are identified within the 'Significant Woodland' constraint area on Schedule B to the County Official Plan. Development within or the 120 metre adjacent lands of this identified constraint is not permitted. However, on the basis that the consent is proposed as a lot addition and will contain passive recreational uses, an Environment Impact Study was not warranted as part of the consent application review. This continues to be the case.

Based on the above, the proposed Zoning By-law Amendment conforms to the County Official Plan.

c.) The Municipality of West Grey Comprehensive Zoning By-law No. 37-2006:

The Municipality's Comprehensive Zoning By-law currently zones both parcels as A2 (Rural) and NE (Natural Environment).

The A2 (Restricted Rural) zone requires a minimum lot area of 20 hectares. Schedule 23 will be amended to address the deficiencies of each parcel as follows:

A2-417 Notwithstanding Sections 8.2.1 and 8.2.2, Plan 53, Part Lot 4, 17R2382, Part 1, Geographic Township of Bentinck and as shown as 'A2-217' on Schedule 23 shall be used in accordance with the 'A2' zone provisions excepting however that:

- (i) The minimum lot area shall be 2.93 hectares



July 28, 2020 (3)

- (ii) The minimum lot frontage shall be 102.3 metres.

A2-418 Notwithstanding Section 8.2.1 and 8.2.2, Plan 53, Part Lot 4, 17R2382, Part 1, Geographic Township of Bentinck and show as 'A2-418' on Schedule 23 shall be used in accordance with the 'A2' zone provisions excepting however that:

- (i) The minimum lot area shall be 2.83 hectares
- (ii) The minimum lot frontage shall be 53.0 metres.

Planning Staff are satisfied that the exceptions maintain the general intent and purpose of the Zoning By-law.

Financial and resource implications

None

Staffing implications

None

Consultation

The County of Grey Planning Department
Union Gas
Saugeen Metis
Historic Saugeen Metis

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

- Notice of Complete Application and Public Meeting
- Draft By-law and draft Schedule 'A'
- County of Grey comments
- Union Gas comments
- Saugeen Metis comments
- Historic Metis comments



July 28, 2020 (4)

Next steps

Proceed to 1st, 2nd and 3rd readings of the By-law at Council's direction.

Respectfully submitted:



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

Click or tap here to enter text.