

Staff Report

Report To: Council
Report From: Lorelie Spencer, Manager of Planning & Development
Meeting Date: May 2, 2023
Subject: ZA12.2023 – GREIN, Dean and KAUFMAN, Becky (DAVID, Glenn)

Recommendations:

That in consideration of staff report 'ZA12.2023 – GREIN, Dean and KAUFMAN, Becky (DAVID, Glenn)', council refuses the Zoning Bylaw amendment.

Highlights:

- The purpose and effect of the application is to change the zone symbol on the subject lands from A2 (rural) and NE (natural environment) to A2-481 (rural with exception), A2 (rural), and NE (natural environment). This is intended to recognize deficient lot area of a proposed lot.

Previous Report/Authority:

[Link to May 2, 2023 Committee of Adjustment Hearing](#)

Analysis:

A consent application has been submitted to permit the creation of a non-farm lot which will be considered by Committee of Adjustment on May 2nd, 2023. Staff are unable to support the application and an inclusion of the rationale for this component is provided through the above noted report.

On the basis of the previous recommendations and former report, planning staff have no ability to extend the timelines provided through the Ontario Land Tribunal (OLT), nor provide a differing opinion from the first application in 2020.

The application is not consistent with the 2020 PPS, the county plan, or the municipality's zoning bylaw. Staff continue to recommend deferral of the application based on the staff report attached.

Financial Implications:

None.

Communication Plan:

As required by the Planning Act, R.S.O. 1990, as amended.

Consultation:

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

Attachments:

- Aerial and official plan mapping (schedule A)
- Aerial and official plan mapping (schedule B)
- Aerial and official plan mapping (appendix B)
- County of Grey Planning and Development Department and Transportation Department comments
- Saugeen Valley Conservation Authority
- Hydro One
- Enbridge Gas

Recommended by:



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

Submission reviewed by:

Laura Johnston, Chief Administrative Officer

For more information on this report, please contact Lorelie Spencer at lspencer@westgrey.com or 519.369.2200, ext. 236.