



# Committee of the whole report

<b>Meeting date:</b>	November 10, 2020
<b>Title:</b>	ZA.10.2020
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<b>Reviewed by:</b>	Laura Johnston, CAO

## Recommendation

That the appropriate bylaw be brought forward to Council consideration to fulfill a condition of provisional consent B03.2020.

## Executive summary

The applicant received provisional consent from the Committee of Adjustment on September 8<sup>th</sup>, 2020. One of the conditions of consent is the passage of a Zoning By-law Amendment. The amendment will recognize the deficient lot area and frontage of the newly created parcel.

## Background and discussion

The subject property is located on the northwest corner of Concession 10 NDR and 30<sup>th</sup> Sideroad. The subject lands are identified as 502413 Concession 10 NDR.

The site is comprised of approximately 40.46 ha. A single detached dwelling unit and accessory structures are located on the newly created parcel. The newly created parcel, subject to the zoning amendment contains 120 metres of frontage along Concession 10 NDR and a depth of approximately 123 metres. The Zoning By-law Amendment applies only to the newly created parcel. The balance of the subject lands will remain under their current zoning.

The subject lands were previously altered to provide for the extension of the 30<sup>th</sup> Sideroad along the southeast corner of the property.

## Legal and legislated requirements

To determine the consistency of the application planning staff previously conducted a review of the Provincial Policy Statement (PPS, 2020), the County Official Plan and the Municipality's Comprehensive Zoning By-law as part of the consent process.

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

Section 1.1.5 of the PPS provides guidelines as they relate to the development of rural lands within the municipality. Section 1.1.5.8 specifically requires that new lots and land uses



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comply with minimum distance separation formulae (MDS). MDS calculations were conducted as part of the consent application and the lot creation met the criteria.

Section 2.1.5(b), 2.1.5(d), and 2.1.7 of the PPS were also reviewed with respect to the proximity of the newly created lot to significant woodlands, habitat and the habitat of threatened or endangered species. In consultation with the Saugeen Valley Conservation Authority, planning staff determined that the proposed lot creation and the application at hand are consistent with these policies of the PPS.

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

## 2. County of Grey Official Plan

The subject lands are designated 'rural' with a small portion of 'hazard' on the northeast corner of the retained lands.

Policy 5.4 of the Official Plan speaks to the predominant type of land uses within the rural designation. Outside of settlement areas, the rural designation offers flexibility for lot creation (both agricultural and non-agricultural). Planning staff are satisfied that the lot creation and amendment maintain the intent and purpose of this designation.

Previous review of policies 5.4.3(1) and 7.4(1) was conducted to ensure the proposed lot creation met the density policies of the Official Plan and that no significant impacts to the identified woodlands would occur as a result of the lot creation.

Planning Staff are satisfied that the lot creation and subsequent Zoning By-law Amendment maintain the general intent and purpose of the rural designation of the Official Plan.

## 3. Municipality of West Grey Comprehensive Zoning By-law 37-2006

The Municipality of West Grey Comprehensive Zoning By-law zones the subject lands as Rural (A2) and Natural Environment (NE). The purpose of the proposed amendment is to recognize the deficient lot area and frontage of the newly created parcel (file B03.2020). The effect of which will rezone the lands from Rural (A2) and Natural Environment (NE) to Rural (A2), Natural Environment (NE), and Rural with exception (A2-423). Exception 423 will recognize a lot frontage of 120 metres and lot area of 1.90 hectares. The existing zoning require a minimum lot frontage of 122 metres and a minimum lot area of 20 hectares.

Planning staff are satisfied that the proposed zoning amendment maintains the general intent and purpose of the Municipality's zoning by-law and satisfies a condition of provisional consent if approved.

## Financial and resource implications

None



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## Staffing implications

None

## Consultation

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

## 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

- County of Grey Planning and Development Department comments
- Saugeen Valley Conservation Authority comments dated August 31, 2020

## Next steps

That Committee forward the appropriate by-law to Council for 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> reading.

Respectfully submitted:



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