



## Staff Report

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**Report To:** Council  
**Report From:** Lorelie Spencer, Manager of Planning and Development  
**Meeting Date:** June 6, 2023  
**Subject:** ZA09.2023 – TIFFANY DEVELOPMENT CORP. (BROOS, Walter)

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### Recommendations:

That in consideration of staff report ZA09.2023 – TIFFANY DEVELOPMENT CORP. (BROOS, Walter), council receive the staff report and direct staff to bring forward a by-law to authorize the passing of a zoning bylaw amendment.

### Highlights:

- This application is directly tied to the request for a redline revision to draft approved plan of subdivision (42T-2020-01) on the subject lands.
- The applicant (through their agent) has requested the redline revision to accommodate further development density on the subject lands beyond the initial draft plan approval.
- To accommodate the redline revision, this zoning by-law amendment is required to provide relief from the provisions of the R2 and R3 zones.
- The redline revision will be approved by the County of Grey as the authority for Plans of Subdivision approval.

### Previous Report/Authority:

Council Report [42T-2020-01 - BROOS Plan of Subdivision \(Zoning By-law Amendment\).docx](#)

### Analysis:

The subject lands are legally identified as part of divisions 2 and 3 or lot 24, concession 1 EGR, registered plan 16M-27, block 5 and are approximately 13.78 hectares in size within the geographic township of Glenelg. The property is within the defined settlement area of the Town of Durham.

Draft plan approval for a subdivision was granted on the subject lands in June of 2021. Draft plan approval was provided to permit the placement of up to 205 residential units, consisting of 118 single detached dwelling units and 5 blocks for up to approximately 87 townhouse dwellings or a minimum of 49 townhouse units. The changes will occur primarily on lots 19-54 and 62-71 changing the zoning associated with single detached dwelling units to a mix of semi-detached and townhouse units.

Access to the proposal is provided through the extension of Jackson Street and two entrances from Durham Road East. The draft plan approval included four new streets, some of which have been named. One block was approved for the purposes of stormwater management and another block was approved for parkland purposes. The development will be fully serviced by municipal sewer and water services. Review of the water and sanitary services as a result of the proposed increase have been reviewed to ensure that appropriate services can accommodate the proposal by staff.

The changes proposed for the approved draft plan are intended to create additional housing units within the boundary of the subject lands. The request is to replace some of the single detached dwelling units with semi-detached and townhouse blocks. In total, 46 single detached dwelling units will be replaced with 28 semi-detached dwelling units and 38 townhouse units. In total, an additional 20 residential dwelling units would be added to the subject lands.

For council's reference, a redline copy demonstrating the proposed changes to the draft plan approval has been included for reference. The changes in question are outlined in red on the attached plan.

To assess the merits of the request for a redline revision, planning staff have reviewed the 2020 Provincial Policy Statement (2020 PPS), the County of Grey Official Plan, the Municipality of West Grey Official Plan and the Municipality of West Grey Zoning By-law 37-2006.

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

Land use planning decisions made by municipalities, planning boards, the province or a commission or agency of the government shall be consistent with the 2020 PPS. Where provincial plans are in effect, planning decisions must conform or not conflict with them as the case may be.

The subject lands are designated under Schedule A of the County Plan as a primary settlement area. The Municipality of West Grey Official Plan places the subject lands within the residential designation. Section 1.1 of the 2020 PPS speaks to the management and direction of land use to achieve efficient and resilient development and land use patterns. Section 1.1.1(a) requires the promotion of efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long-term. Directly development of this nature to fully serviced

settlement areas is considered to be a consistent with this statement and providing additional efficiencies within the municipal water and sewer system. Further direction under section 1.1.1(b) speaks to the provision and accommodation of appropriate and market-based range and mix of housing types. The merits of the development were reviewed and evaluated as part of the original draft plan approval. The requested red-line revision further emphasizes this section by providing additional residential units and varying housing types from single detached dwelling units, semi-detached dwelling units and townhome units.

Section 1.1.2, in part, speaks to the intensification within settlement areas, which as previously noted, provides efficiencies in infrastructure including water, sewer and the road system. The 2020 PPS directs that settlement areas shall be the focus and growth of development under section 1.1.3.1. The provision of additional housing types and the increased density as a result, are considered to be consistent with the 2020 PPS in this regard. This policy and direction are further supported under section 1.1.3.4 which emphasizes intensification within built-up areas.

Planning staff remain satisfied that the redline revision and the balance of draft plan approval for this development are consistent with the 2020 PPS as part of the proposal.

## 2. County of Grey Official Plan

As previously noted the subject lands are designated as a primary settlement area within schedule A under the County of Grey Official Plan. Primary settlement areas within section 3.3(1) are defined as larger settlements with full municipal servicing, and a wide range of uses, services and amenities which are intended to be the primary target for residential and non-residential growth. Section 3.5 speaks directly to the policies related to primary settlement areas. Primary settlement areas are considered suitable for high intensification targets, public transit services, and have full municipal services. 3.5(6) further supports intensification in primary settlement areas and requires that new construction through intensification should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

Planning staff are satisfied that the provision of additional units through the proposed red-line revision maintains the general intent and purpose of the County's policies in this regard.

## 3. Municipality of West Grey Official Plan

Schedule A of the Municipality of West Grey Official Plan designates the lands residential. Part D of the local plan provides detailed land use policies for the residential designation. The goal of the local plan is to provide an ample supply of affordable and desirable residential dwelling types and densities for the present and future residents of Durham (and Neustadt). The objectives of the plan are to ensure that an appropriate

range of housing types and densities are provided in order to meet the projected requirements of current and future residents. Policy D2.2.2 also encourages the provision of housing which is affordable to low and moderate income households by permitting and encouraging all forms of housing required to meet the social, health and well-being requirements of current and future residents. Policy D2.2.4 further supports development that efficiently utilizes the land, resources, infrastructure and public service facilities.

The general policies of the residential designation under D2.4 encourage a wide range of housing types and densities and the use of full municipal water and sewer services. D2.4.3 explicitly requires that new residential development occur by intensification, infilling or expansion.

As previously noted, planning staff are satisfied that the merits were established as part of the original plan of subdivision application and subsequent draft plan approval. The further intensification proposed as part of this redline further aligns with the general intent and purpose of the local official plan. Planning staff have no further concerns in this regard.

#### 4. The Municipality of West Grey Zoning By-law 37-2006

The subject lands are zoned R2-432 (residential with exception), R2-433 (residential with exception), R3-434 (residential with exception) and OS (open space).

Exception 432 permits the following:

- a) The minimum front yard setback shall be 4.5m;
- b) The minimum interior side yard setback shall be 1.2m;
- c) The minimum exterior side yard setback shall be 4.2m;
- d) The minimum rear yard setback shall be 6.0m; and
- e) The maximum lot coverage shall be 45%.

Exception 433 permits the following:

- a) The minimum lot area shall be 407m<sup>2</sup>;
- b) The minimum lot frontage shall be 12.4m;
- c) The minimum front yard setback shall be 4.5m;
- d) The minimum interior side yard setback shall be 4.5m;
- e) The minimum exterior side yard setback shall be 1.2m;
- f) The minimum rear yard setback shall be 6.0m; and
- g) The maximum lot coverage shall be 45%.

Exception 434 permits the following:

- a) The minimum lot area shall be 195m<sup>2</sup>;
- b) The minimum lot frontage shall be 6.0m;
- c) The minimum front yard setback shall be 4.5m;

- d) The minimum interior side yard setback shall be 1.2m;
- e) The minimum exterior side yard setback shall be 4.5m; and
- f) The minimum rear yard setback shall be 6.0m.

To accommodate the proposed intensification, the zoning is being modified through schedule A to the zoning by-law. The above noted exceptions will be shifted on the site and a fourth exception to permit the following will be added:

Exception 486 will permit the following:

- a) The minimum front yard setback shall be 4.5m;
- b) The minimum interior side yard setback shall be 1.2m;
- c) The minimum exterior side yard setback shall be 4.5m; and
- d) The minimum rear yard setback shall be 6.0m

Planning staff consider the relief requested as part of the zoning by-law amendment to continue to maintain the general intent and purpose of the municipal zoning by-law.

### **Financial Implications:**

None

### **Communication Plan:**

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

### **Consultation:**

- 1. County of Grey Planning and Development Department
- 2. Saugeen Valley Conservation Authority
- 3. Hydro One
- 4. Enbridge Gas

### **Attachments:**

- 1. Proposed redline revision plan
- 2. Aerial and official plan mapping (schedule A)
- 3. Aerial and zoning map
- 4. Draft zoning by-law amend schedule
- 5. County of Grey Planning and Development Department comments
- 6. Saugeen Valley Conservation Authority
- 7. Hydro One
- 8. Enbridge Gas

**Recommended by:**



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Manager of Planning & Development

**Submission approved by:**

Laura Johnston, Chief Administrative Officer

For more information on this report, please contact Lorelie Spencer, Manager of Planning & Development at [lspencer@westgrey.com](mailto:lspencer@westgrey.com) or 519.369.2200, extension 236.