



Staff Report

Report To: Council
Report From: David Smith, RPP, MCIP Manager of Planning and Development
Meeting Date: November 19, 2024
Subject: ZA26.2023 – Roseate

Recommendations:

That in consideration of staff report 'ZA26.2023 – Roseate', Council:

1. hereby determines that, pursuant to section 34(17) of the Planning Act RSO 1990 as amended, no further public notice is required in respect to the proposed zoning bylaw amendment; and
2. directs staff to bring forward a bylaw to amend bylaw 37-2006 as it relates to ZA26.2023.

Highlights:

- The zoning bylaw amendment would rezone the lands to multiple 'R3 High Density Residential' exception zones to permit the construction of a new subdivision.
- Total potential dwelling units: 146 (including 60 potential apartment units).
- A public meeting was held on Tuesday September 19, 2023. Multiple comments have been received from abutting property owners.
- The development can connect to municipal water, municipal sewer and a stormwater management pond is to be constructed.
- Grey County is the approval authority for the Draft Plan of Subdivision. The County will issue Conditions of Draft Approval.
- Parkland is to be taken by West Grey as combination of land (parkette plus walking trail) and cash-in-lieu.

Previous Report/Authority:

[Proposed Draft Plan of Subdivision 42T-2023-02 and Zoning Amendment ZA26.2023 - Roseate](#)

Analysis:

Comments - Agencies

West Grey Public Works: No concerns.

West Grey Building: No concerns.

Grey County Planning: As the zoning application was submitted with a concurrent Draft Plan of Subdivision application there have been no specific comments on the zoning application received.

Grey County Transportation: Road widening, traffic management etc. to be addressed via Grey County Draft Plan of Subdivision approval process.

Saugeen Valley Conservation: We note the following:

1. SVCA, in consultation with the SVCA's peer reviewer, BM Ross, and the consultant engineer for West Grey and the developer, GSS Engineering, SVCA's concerns with regard to natural hazard concerns have been satisfactorily addressed at this time.
2. The proposed parcel fabric and lot layout are acceptable to the SVCA. All proposed residential lots are proposed to be outside/beyond the floodplain/recommended Hazard Lands/NE zone. The location of the proposed stormwater management pond is acceptable to the SVCA.
3. An SVCA permit will be required for the development, prior to construction/site work commencing.

South Bruce Grey Health Centre: The frequency of the helipad being used is roughly once a month, this varies but over the last year it works out to this currently. As far as the flight path goes there are options if the flight path needs to be changed, this would be conducted by a third party engineering firm and they would bring forward changes and suggestions for this. We would need to have that study completed before the hospital can confirm if the flight path would change or not.

Comments – Public

A public meeting was held on Tuesday September 19, 2023. Comments made at the public meeting included:

- What the plans are for mitigating light trespass and light pollution from the new subdivision and if approved dark sky lighting will be used.
- Will stormwater be going into a waterway and will pollutants entering the water.
- Where is the garbage from these properties is going.

- How is the domestic water supply and sewage going to tie into the present infrastructure on College Street.
- Due to the apartment building being so close to the hospital helipad, are there concerns respecting noise complaints from the helicopters.
- How they are going to manage run off water from the properties on DJay Crescent onto the proposed development.
- What is the municipality going to do to look after local residents while this construction is going on.
- There are water drainage issues currently at their property and inquired if it will be looked after properly.
- Will construction traffic on Chester Street be stopped or controlled, as it is a hospital zone.

Planning Response

1. West Grey development standards requires that new street lighting and/or building security lighting on those properties subject to site plan control be dark sky friendly.
2. Stormwater to be directed to an approved stormwater management pond to be assumed by West grey.
3. Municipal garbage pick-up will be provided. Recycling to be provided by contractor(s) working for Circular Materials Ontario.
4. Sewage to be conveyed by force main from a new sewage pumping station to be constructed to the Durham sewage lagoons.
5. South Bruce Grey Health Centre has reviewed the apartment block proposal and noted no issues. Flights to the helipad are infrequent such that enjoyment of the properties would not be unduly impact.
6. If the apartment building where to be constructed to maximum height permitted in the R3 zone, the building would be setback from the actual helipad approx. 61 meters. Additionally, the helipad is approx. 8 metres higher in elevation than grade proposed for the apartment. As the R3 zone provides a maximum building height of 12 metres the apartment building may only 'project' an additional 3 metres.
7. All Blocks require lot level grading such that stormwater and water flowing from abutting properties is directed away from the future buildings and structures. West Grey staff review proposed lot level grading and the proposal for the handling of stormwater.
8. West Grey will permit construction traffic to use College, Chester and other neighbouring streets until such time as a new street entrance onto Grey Road 4 is feasible.

Background

The lot is comprised of Part Lot 57 and Part lot 58, Concession 2 WGR geographic township of Bentinck; Part Park Lot 1, North of Chester Street, All of Park Lot 1 and Part of Park Lots 2 and 3, North of George Street, Part of West Street and Part of Chester Street, Plan 500, geographic town of Durham, all in the Municipality of West Grey, County of Grey.

The lot is approximately 15.8 hectares (38.94 acres) in TOTAL area. Not all the lot is proposed to be developed at this time.

The portion of the lot to be developed +/-6.25 ha. is within the Primary Settlement Area of Durham with frontage onto Grey Road 4, a roadway under the control of Grey County and a proposed extension to Chester Street, a roadway under the control of West Grey.

The Draft Plan proposes:

1. Block 1 street townhouses (max 4 units);
2. Block 2 street townhouses (max 6 units);
3. Block 3 street townhouses (max 8 units);
4. Block 4 street townhouses (max 8 units);
5. Block 5 street townhouses (max 8 units);
6. Block 6 street townhouses (max 8 units);
7. Block 7 street townhouses (max 6 units);
8. Block 8 street townhouses (max 8 units);
9. Block 9 street townhouses (max 8 units);
10. Block 10 street townhouses (max 6 units);
11. Block 11 street townhouses (max 8 units);
12. Block 12 street townhouses (max 8 units);
13. Block 13 max 3 storey apartment (max 60 units);
14. Block 14 to be conveyed to West Grey as parkland and open space;
15. Block 15 and 16 to be conveyed to County of Grey for road widening.

Total potential dwelling units: Max 146

The following documents were submitted in support of the zoning bylaw amendment application:

- Archaeological Assessment
- Environmental Impact Study
- Preliminary Floodplain Analysis
- Functional Servicing Report
- Planning Justification Report
- Stormwater Management Report
- Traffic Impact Study
- Geotechnical Report

To assess the merits of the application the Provincial Planning Statement 2024 (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 have been reviewed.

Provincial Planning Statement 2024 (PPS)

As of October 20, 2024, the new Provincial Planning Statement applies to all decisions in respect of the exercise of any authority that affects a planning matter.

Section 3 of the Planning Act requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The portion of the lot that is being developed is located within a 'Settlement Area' as defined in the PPS.

Policy 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. Directing development of this nature to fully serviced settlement areas is considered to be consistent with this statement and providing additional efficiencies within the municipal water and sewer system.

Policy 1.1.1(b) speaks to the provision and accommodation of appropriate and market-based range and mix of housing types. The development provides additional residential units and varying housing types in the form of an apartment building, single detached dwelling, semi-detached dwelling unit, and street townhouse.

Policy 1.1.3(c) development and land use patterns which may cause environmental or public health and safety concerns.

Policy 1.1.3, in part, speaks to the intensification within settlement areas, which as previously noted, provides efficiencies in infrastructure including water, sewer and the road system.

This policy and direction are further supported under Policy 1.1.3.4 and 1.1.3.5 that emphasize appropriate development and intensification within built-up areas.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

The zoning amendment would permit other residential dwelling types such as single detached and semi-detached to be built on a few of the Blocks. Allowing other housing types would result in a decrease in the overall density of the development but the

potential decrease is small. Overall, the proposed zoning would be consistent with the PPS direction on intensification.

Policy 3.1.1 Natural Hazard states that development shall generally be directed, in accordance with guidance developed by the province (as amended from time to time) to areas outside of hazardous lands such as lands with unstable bedrock (karst topography). Saugeen Valley Conservation is of the opinion that the residential development is located outside of any natural hazard areas. Stormwater management proposed has been reviewed and peer reviewed through the draft plan of subdivision process. There are no further concerns.

Policy 3.2.2 Human-Made Hazards states that sites with contaminants shall be assessed and remediated as necessary prior to any activity such that there will be no adverse affect. The former railbed at the southern end of the property would be considered to be a site with potential contaminants. A Record of Site Condition will be required as a Condition of Draft Approval for those lands that may have been subject to past contamination.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed is consistent with the PPS.

County of Grey Official Plan (Grey OP)

The portion of the lot that is being developed is designated as a Primary Settlement Area on Schedule A of the Grey County 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 provides policy direction on the development of a Primary Settlement Area. Primary settlement areas are considered suitable for intensification on full municipal services. Section 3.5(6) supports intensification and requires that new construction should occur in a manner that takes into account the existing built and physical environment and is compatible with the surrounding land uses.

New development in Grey County is encouraged to meet a minimum of 20 to 25 units per net hectare within a Primary Settlement Area. The proposal for 146 units on 3.42 ha. of net development areas equates to 43 units per net hectare. Even at a reduced potential number of units, 132 vs. 146, the density would equate to 39 units per net hectare, well above the Grey OP requirement. The Official Plan does require that new construction through intensification take into account the impacts on existing development.

While there will be increased traffic on Chester Street and onto Grey Road 4. County Transportation and West Grey Public Works have indicated that there are no concerns with the proposed new roadway/street intersections nor the increase in the volume of local traffic.

Sidewalks will be required for pedestrian access on the new streets to be constructed.

Municipal water and municipal sewer services are to be constructed. There is sufficient capacity in the Durham water and sewer systems for the development. The stormwater plan as proposed is reasonable and will require West Grey to assume ownership of a stormwater management pond and related infrastructure.

The proposed apartment block would 'back onto' lands owned by the hospital and would be set well back from the hospital building itself. The proposed residential blocks that would 'back onto' lots on the west side of DJ Crescent are sufficiently deep and will be at a lower elevation than the existing lots. The proposed residential blocks will not have an impact on the enjoyment of the existing abutting residential uses.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed maintains the general intent and purpose of the Grey Official Plan.

West Grey Official Plan (West Grey OP)

The portion of the lot to be developed is designated 'Residential' on Schedule A of the West Grey OP.

There are Flood Fringe and Regulated Area constraints on the southern end of the development, but these two constraints are not on lands to be developed for residential dwellings.

Goals of the West Grey OP include the provision of an ample supply of affordable and desirable residential dwelling types and densities for the present and future residents of West Grey and the promotion of infilling and intensification within Durham.

Policy C2.2.6 promotes development through infilling and intensification of existing developed or partially developed areas of Durham.

Part D of the West Grey OP provides detailed land use policies for the Residential designation.

Policy D2.2.2 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 and expansion."

Policy D2.4.17 Medium and High Density Residential Policies apply to the application:

The Municipality considers triplexes, fourplexes, townhouses, three-storey apartments, converted dwellings of three or more units, and similar multi-unit forms of housing, at a maximum density of 40 units per net hectare, as medium density residential development.

Medium density residential housing is strongly encouraged within the Residential designated areas of Durham and Neustadt, and will likely be required in most new multi-lot or multi-unit developments in order to achieve the minimum density requirement of this Official Plan.

The development would be classified as High Density with a calculated density of 43 units per net hectare. At a reduced number of units, 132 vs. 146, the density would equate to 39 units per net hectare and would be classified as Medium Density.

Policy D2.4.17 Medium and High Density Residential Policies states that:

e) The following shall be taken into consideration when reviewing the appropriateness of a new medium and high-density development:

i. The proposed use shall generally be compatible with existing uses in close proximity of the subject lands. The word “compatible” does not necessarily mean the same as or similar to existing nearby built form. Being compatible shall mean that the proposed use can co-exist with the existing nearby built form without causing undue adverse impacts with regard to dwarfing of buildings, shadowing, existing views, increased noise, traffic, etc.

ii. Adequate buffering, landscaping and building setbacks shall be provided to protect the privacy of the adjacent residential properties.

iii. The roads in the area shall have the ability to handle the expected traffic increase. Medium and high density housing will generally be encouraged to locate in areas near arterial or collector roads in order to minimize traffic congestion and facilitate access to commercial areas.

iv. Municipal water and sanitary sewer capacity shall be available to service the proposed development.

v. Adequate off-street parking shall be provided to serve the proposed development.

f) The design of the medium and high-density development shall take into consideration:

i. The height, bulk and siting of buildings shall achieve harmonious design and integrate with the surrounding area.

ii. Appropriate open space, landscaping and buffering shall be provided on site to maximize the privacy and enjoyment of the residents residing on the property and to minimize any potential impact on adjacent lower density uses.

The High and Medium Density policies of the West Grey Official Plan are more appropriately applied to an 'in-fill' situation rather than a 'green field' situation as proposed in this application. There are no concerns that the proposed residential dwelling units will not be harmonious with the surrounding area considering the physical separation of the new units from existing.

'Open space', 'landscaping' and 'buffering' will be provided on each lot in accordance with the R3 zoning regulations that require both a minimum front yard and a minimum rear yard.

Other Residential Permitted Uses

The application submitted by the owner proposed only street townhouses and an apartment building. Staff are of the opinion that other residential uses can be permitted. Single detached and semi-detached dwellings would be permitted on four of the proposed blocks. Permitting single and/or semi detached on some blocks would provide flexibility to the developer in being able to offer a variety of housing products.

A variety of housing types is also beneficial as the variety allows for a diversity of family types i.e., singles, families with children or multi-generational families. Permitting single detached or semi-detached on four blocks will reduce the total density of the development but the reduction is minor 43 units per net hectare (146 units on 3.42 ha.) versus 39 units per net hectare (132 units on 3.42 ha.).

Additional Residential Units (ARUs)

Municipalities are now required to permit Additional Residential Units (ARUs) on a "parcel of urban residential land". Parcel of urban residential land means a parcel of land that is within an area of settlement that is served by municipal sewage and water works – in the case of West Grey that applies just to Durham and Neustadt.

ARUs as defined by the Planning Act, refer to a second and a third residential unit in addition to a primary residential unit, for a maximum of three units, on a residential lot that contains a detached house, semi-detached house or rowhouse. To constitute a "residential unit", the ARU needs to include a set of self-contained rooms containing kitchen, sleeping and bathroom facilities intended for the exclusive use of the unit. ARUs must adhere to Ontario Building Code and Fire Code requirements.

ARUs are also referred to as second units, secondary suites, accessory dwelling units, basement apartments, coach houses, laneway houses, garden suites, tiny homes, granny flats, in-law apartments or nanny suites. The proposed zoning would permit ARUs within a single detached, semi-detached or street townhouse.

Fencing/Landscaping/Buffering

There is no requirement for fencing, additional landscaping or buffering as the proposed uses and abutting uses will be sufficiently setback from one another; the new uses are not significantly larger in scale; and there will be no overshadowing.

Record of Site Condition

The old CPR rail bed (1906) runs through a portion of Block 14 to be conveyed to West Grey. Policy E1.4 'Contaminated Sites and Records of Site Conditions' requires a Record of Site Condition if a site is known or suspected to be contaminated. A Record of Site Condition that provides that Block 14 has been remediated to a suitable condition for open space use will be included as a Condition of Draft Plan of Subdivision issued by Grey County.

Municipal Water Supply and Sewage Disposal

Policy E2.1 Water Supply and Sewage Disposal requires all new development within Durham and Neustadt shall be serviced with the municipal water supply and sanitary sewers. A Plan of Subdivision shall not be approved unless adequate uncommitted reserve water and sewage treatment capacity is available to accommodate the proposed development. There is sufficient capacity in the Durham water supply system to accommodate the development as of the date of this report. It is current West Grey policy to allocate water supply only at the time a subdivision agreement is signed with the developer. The development will require the construction by the developer of a new sewage pumping station at the northwest corner of the lot.

All sewage within the development would flow to the new sewage pumping station and then, via a new force main to be constructed by the developer, will be pumped to the Durham sewage disposal lagoons. There is sufficient capacity in the overall Durham sewer system to accommodate the development as of the date of this report.

Stormwater Management

Policy E2.2 'Stormwater Management' requires that a development proposal shall be supported by a stormwater management study. A stormwater management study/plan has been prepared by Tatham Engineering.

All stormwater on-site will be directed to a new stormwater management pond to be constructed in the northwest corner of the lot. Stormwater from the pond will discharge to low lying area to the west.

Ownership and operation of the stormwater management pond will be assumed by West Grey. Lot level stormwater will be addressed via the use of rear yard/side yard swales that will direct water to a new municipal storm sewer system to be constructed by the developer.

Any easements required in favor of West Grey would be addressed through the Subdivision Agreement process.

The stormwater management plan has been reviewed by West Grey staff, peer reviewed by external consultants and reviewed by the Saugeen Valley conservation Authority. There were no significant issues identified with the stormwater management plan.

Traffic - Street Connections to Grey Road 4 and Chester Street

An extension to Chester Street is proposed together with a new Street A and new Street C to be constructed. Street A will have a direct connection with Grey Road 4. Policy E3.2 'New Municipal Streets' requires new streets to be designed with proper engineering standards and that sidewalks are required on one side of a new local street where deemed appropriate by the Municipality. Sidewalks will be required in the new subdivision at the developers' expense. West Grey Public Works has indicated there are no traffic concerns with an extension to Chester Street. County Transportation has indicated there are no traffic concerns with a new entrance onto Grey Road 4. Improvements to the intersection will be required at the developers' expense.

Flood Fringe and Regulated Area Constraints

Policy D9.4.2b) prohibits development in the flood fringe due to the greater risk to life or property damage or the nature of the land use being inappropriate for a flood plain location. Policy D9.4.2c) states that development in a Regulated Area requires permission from the Saugeen Valley Conservation Authority under Ontario Regulation 169/06. There is no residential dwelling development proposed within the Flood Fringe or the Saugeen Valley Regulated Area.

Parkland

Block 14 is proposed to be conveyed to the Municipality as parkland dedication. West Grey staff are of the opinion that only part of Block 14 is suitable for parkland. West Grey staff recommend that approximately 1540m² of Block 14 be accepted for parkland. This represents approximately 49% of the 5% parkland required to be dedicated under the Planning Act. Cash-in-lieu of the remaining parkland would be required for this development under the *Planning Act* R.S.O., 1990 as amended. For the purpose of determining the amount of any payment required under the Planning Act the value of the land is determined as of the day before the day of the approval of the draft plan of subdivision. West Grey staff recommend that the remainder of Block 14, approximately 60,300m² be transferred to West Grey as general open space or natural environment.

Lot Grading Plan

A preliminary lot grading plan has been prepared by Tatham Engineering. West Grey staff have requested additional lot grading details be provided. Staff are of the opinion that the zoning amendment can proceed without the requested additional lot grading details.

Hospital Helipad

The apartment unit/block has been reviewed by the South Bruce Grey Hospital regarding potential impacts on the use of the Durham hospital helipad. There are no concerns with the location/height of the apartment.

Conditions of Draft Approval

West Grey will work with the County of Grey in the crafting of suitable Conditions of Draft Approval. The County is the decision-making authority in respect to the final wording of any Conditions of Draft Approval. A Subdivision Agreement between the developer and West Grey will be required.

The Manager of Planning and Development is of the opinion that the zoning amendment as proposed maintains the general intent and purpose of the West Grey Official Plan.

Municipality of West Grey Zoning Bylaw 37-2006

The subject lands are zoned 'A3 Restricted Agriculture', 'FD Future Development' and 'NE Natural Environment'.

The zoning would be changed to:

- 'OS Open Space',
- 'R3-522, R3-522, R3-524 High Density Residential Exception'.
- 'I-521 Institutional Exception'
- 'FD Future Development'
- Revised 'NE Natural Environment'

R3-522 (Block 13 Apartment)	
The 'R3-522 Exception' zone would permit an apartment with the potential to include retail store, personal service shop uses on the ground floor.	
PERMITTED USES	<ul style="list-style-type: none">• Residential Dwelling – Apartment• Home Occupation• Personal Service Shop located only on the ground floor of a Residential Dwelling – Apartment• Retail Store located only on the ground floor of a Residential Dwelling – Apartment• Convenience Store located only on the ground floor of a Residential Dwelling – Apartment• Accessory uses, buildings and structures in accordance with Section 6.1
LOT AREA, Min	7,500 m ² (80,729 ft ²)
LOT FRONTAGE, Min	18 m (59 ft)
FRONT YARD, Min	7.5 m (24.6 ft)
EXT' SIDE YARD, Min	7.5 m (24.6 ft)
INT' SIDE YARD, Min	Half (1/2) the building height but in no case less than 3 m (9.8 ft)

REAR YARD, Min	7.5 m (24.6 ft)
BUILDING HEIGHT, Max	12 m (39.4 ft)
LOT COVERAGE, Max	45% percent
PARKING	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>Parking Space means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>a) There shall be no Parking Space requirements for a permitted Commercial Use.</p> <p>b) A minimum of 1.20 parking spaces per Residential Dwelling Unit shall be provided and:</p> <ul style="list-style-type: none"> i) shall have dimensions of not less than 2.7 metres in width or less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface. <p>c) A minimum of 4 accessible parking spaces shall be provided and:</p> <ul style="list-style-type: none"> i) shall have dimensions of not less than 4 metres in width and not less than 5.5 metres in length; ii) shall be setback a minimum of 2.0 metres from all lot lines; iii) shall be constructed with a hard surface; iv) shall be located near an accessible building entrance; and identified for use by persons requiring an accessible parking space by a sign, which is clearly posted and visible at all times, containing the International Symbol of Accessibility for Handicapped Persons. Such sign shall be posted in a visible location other than on the parking surface. <p>d) Snow storage shall not be placed/located on a required Parking Space(s).</p>
Site Plan Control	The R3-522 High Density Residential Exception zone shall be designated a site plan control area pursuant to

	Section 41(3) of the Planning Act RSO 1990 as amended.
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<p>R3-523 (Blocks 1,2,3 and 4)</p> <p>The 'R3-523 Exception' zone would permit street townhouses, single detached and semi-detached. Expanding the permitted uses to allow for more than just street townhouses provides flexibility to the developer to meet future market demands and could provide for a more 'diverse' residential landscape.</p> <p>The zone also permits 'Additional Residential Units (ARU)' as required by amendments to the Planning Act.</p>	
<p>PERMITTED USES</p>	<ul style="list-style-type: none"> • Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Residential Dwelling – Single Detached in accordance with Section 13.2.1; • Residential Dwelling – Semi-Detached in accordance with Section 13.2.2; • Residential Dwelling – Duplex in accordance with Section 13.2.3; • Residential Dwelling – Triplex in accordance with Section 13.2.4; • Residential Dwelling – Fourplex in accordance with Section 13.2.5; • Home Occupation; • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
<p>PARKING</p>	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>“Parking Space” means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and:</p> <ol style="list-style-type: none"> i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling; ii) a Parking Space shall not be less than 5.5 metres in length; iii) a Parking Space shall be constructed with a hard surface.

<p>ADDITIONAL RESIDENTIAL UNIT</p>	<p>“Additional Residential Unit” means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only.</p> <p>Two (2) Additional Residential Units shall be allowed within a ‘Residential Dwelling – Single Detached’, ‘Residential Dwelling – Semi-Detached’ or ‘Residential Dwelling – Street Townhouse’ in the following instances:</p> <p>a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property;</p> <p>b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code;</p> <p>c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.</p>
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<p>R3-524 (Blocks 5,6,7,8,9,10)</p> <p>The ‘R3-524 Exception’ zone would permit only street townhouses.</p> <p>The zone also permits ‘Additional Residential Units (ARU)’ as required by amendments to the Planning Act.</p>	
<p>PERMITTED USES</p>	<ul style="list-style-type: none"> • Residential Dwelling – Street Townhouse in accordance with Section 14.2.1; • Home Occupation • Additional Residential Unit; • Accessory Uses, Building and Structures in accordance with Section 6.1
<p>PARKING</p>	<p>Section 6.27 Parking Regulations shall not apply.</p> <p><u>Parking Space Requirements</u></p> <p>“Parking Space” means an area, external to a building or structure, that is provided and maintained for the parking of Motor Vehicles and/or the temporary parking of Recreational Trailers.</p> <p>A minimum of 1.0 Parking Space per Residential Dwelling shall be provided and:</p> <p>i) a Parking Space shall not occupy more than fifty percent (50%) of the width of the Residential Dwelling;</p>

	<p>ii) a Parking Space shall not be less than 5.5 metres in length;</p> <p>iii) a Parking Space shall be constructed with a hard surface.</p>
ADDITIONAL RESIDENTIAL UNIT	<p>“Additional Residential Unit” means a Residential Dwelling that consists of a self-contained set of rooms located in a building or structure, is used or intended for use as residential premises, and contains kitchen and bathroom facilities that are intended for the use of the unit only.</p> <p>Two (2) Additional Residential Units shall be allowed within a ‘Residential Dwelling – Street Townhouse’ in the following instances:</p> <p>a) The Additional Residential Unit shall not be permitted if any other dwelling, other than the principal Residential Dwelling, exists on the subject property;</p> <p>b) The Additional Residential Unit is situated entirely within the same building as the principal Residential Dwelling with a separate entrance pursuant to the Ontario Building Code;</p> <p>c) A minimum of one (1) additional Parking Space shall be provided in accordance with the Parking Requirements associated with the principal Residential Dwelling for each Additional Residential Unit.</p>

<p>I-521 I-521 (Stormwater and Pumping Station)</p> <p>The ‘I-521 Exception’ zone would be applied to the stormwater management pond and to a future sewage pumping station. The lands would be transferred to West Grey ownership.</p>	
PERMITTED USES	<ul style="list-style-type: none"> • Public Buildings • Passive Recreation • Park • Accessory Uses, Building and Structures in accordance with Section 6.1
REGULATIONS	<p>i. Section 28.2.1 Lot Area, Minimum shall not apply;</p> <p>ii. Section 28.2.2 Lot Frontage, Minimum shall not apply;</p> <p>iii. Section 28.2.3 Front Yard, Minimum shall be no less than 3 m (9.8 ft);</p> <p>iv. Section 28.2.4 Interior Side Yard, Minimum (Buildings and Structures): ½ (half) the Building height; where ½ (half) the building height is less than 3 m (9.8 ft), the minimum interior side yard shall be 3 m (9.8 ft);</p>

	<ul style="list-style-type: none"> v. Section 28.2.5 Exterior Side Yard, Minimum shall not apply; vi. Section 28.2.6 Rear Yard, Minimum shall be no less than 3 m (9.8 ft); vii. Section 28.2.72 Lot Coverage, Maximum shall not apply; viii. Section 28.3 Other Provisions shall not apply.
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The Manager of Planning and Development is of the opinion that the zoning amendment as proposed represents good planning.

Financial Implications:

Potential appeal to the Ontario Land Tribunal.

Communication Plan:

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

Consultation:

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

Attachments:

1. Schedule A 2024-XXX – ZA26.2023
2. Draft Plan of Subdivision – Roseate
3. Aerial
4. Grey County OP – Schedule A
5. West Grey OP – Schedule A
6. West Grey Zoning

Recommended by:

David Smith, RPP, MCIP Manager of Planning and Development

Submission reviewed by:

Michele Harris, Chief Administrative Officer

For more information on this report, please contact David Smith, Manager of Planning and Development at planning@westgrey.com or 519-369-2200 Ext 236.