

Staff Report

Report To: Council
Report From: David Smith, Manager Planning and Development
Meeting Date: March 18, 2025
Subject: ZA06.2024 – Site Plan Control (DJ Land)

Recommendations:

That in consideration of staff report 'ZA06.2024 – Site Plan Control (DJ Land)', Council directs staff to bring forward a bylaw to implement site plan control as it relates to lands zoned 'R3-519 High Density Residential Exception'.

Highlights:

- The purpose of the bylaw would be to implement Site Plan Control on those lands currently zoned 'R3-519 High Density Residential Exception' in West Grey Comprehensive Zoning Bylaw 37-2006.
- Site specific Bylaw No. 2024-082, passed October 1, 2024, included a typographical error that established site plan control on lands zoned 'R3-Y'.
- Site specific Bylaw No. 2024-082 should have referenced the lands zoned 'R3-519 High Density Residential Exception' [a future high density townhouse or apartment block] in the proposed Saddler Street subdivision.
- Municipal address: Not assigned.
- Under the Planning Act, RSO 1990 as amended there is no public notice and no public meeting required for a site plan control bylaw.

Previous Report/Authority:

[ZA06.2024 - DJ Land \(Saddler\) Zoning Report Sept 17, 2024](#)

Analysis:

Planning Act, RSO 1990 as amended (Planning Act)

Section 41 of the Planning Act allows a municipality to designate a site plan control area for residential development provided that:

- i) there is an Official Plan policy in place; and
- ii) the residential development within the site plan control area contains more than 10 units.

The Grey County Official Plan and the West Grey Official Plan both provide designate/describe the land within the geographic town of Durham as a site plan control area.

The lands proposed to be subject to the site plan control bylaw are proposed by the owner/developer for more than 10 residential units.

The Manager of Planning and Development is satisfied that the requirements and/or limitations of the Planning Act regarding site plan control have been met.

Provincial Planning Statement 2024 (PPS)

The PPS does not provide specific direction on site plan control. This is left to the implementing Official Plan(s) to regulate.

The Manager of Planning and Development is of the opinion that the site plan control bylaw is consistent with the policies of the PPS.

Grey County Official Plan (Grey OP)

Section 9.11 Site Plan Control of the Grey OP states that

- 1) The entire County of Grey is designated as a proposed Site Plan Control Area. Site Plan Control will not apply to land used for agriculture, single detached or two-unit dwellings except for the purpose of fulfilling policies related to Natural Grey.*
- 2) Local municipal Council may through by-law designate areas where Site Plan Control will be in effect as provided in the Planning Act, R.S.O. 1990, as amended.*

The lands that would be subject to the site plan control bylaw are zoned R3-519 Exception. Single detached or two-unit dwellings are not permitted in the R3-519 Exception zone.

The Manager of Planning and Development is satisfied that the general intent and purpose of the Grey OP is being maintained.

West Grey Official Plan for the Settlement Areas of Durham and Neustadt (West Grey OP)

Section F8.3 Site Plan Control states that:

All lands within Durham and Neustadt shall be designated as a Site Plan Control Area, meaning that the Municipality may require a Site Plan Control Agreement for any development or redevelopment of any property within these settlement areas.

That notwithstanding, the Municipality shall use its discretion to determine which development proposals shall be subject to a Site Plan Control Agreement.

The Manager of Planning and Development is satisfied that the general intent and purpose of the West Grey OP is being maintained.

Financial Implications:

None.

Climate and Environmental Implications:

None.

Communication Plan:

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

Consultation:

None.

Attachments:

Schedule 'A' – Site Plan Control Area (DJ Land)

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.