



Council report

Meeting date:	April 20, 2021
Title:	Z04.2021 - OTTEWELL
Prepared by:	Lorelie Spencer, Manager of Planning and Development
Reviewed by:	Laura Johnston, CAO

Recommendation

THAT Council receive Planner Spencer's report regarding Z04.2021, consider the comments received and forward the by-law for first, second and third reading at a subsequent meeting of Council.

Executive summary

The Applicant has requested the construction of a second dwelling unit above an accessory structure which has yet to be constructed on the subject lands. The property is municipally identified as 553827 Glenelg Road 23 and legally identified as Part Lot 16, Concession 4 NDR, Registered Plan 16R8087; Part 1 Geographic Township of Glenelg, Municipality of West Grey, County of Grey.

The effect of the application will permit a second dwelling unit on the subject lands within a separate detached accessory structure.

Background and discussion

The subject lands are designated completely as 'rural' within the County of Grey Official Plan. The current zoning of the property is A2 (rural) and A3 (restricted rural) within the municipal zoning by-law no. 37-2006. The proposed location of the accessory structure is within the A3 (restricted rural) zone and within the existing cluster of residential development on the subject lands. The proposed structure will maintain a common access with the primary dwelling unit on the subject lands.

The applicant desires to construct a second unit to provide for care for their parents. Planning staff acknowledge that the immediate needs of this property must also be reviewed from a long-term perspective to ensure appropriate development now and in the future.

Legal and legislated requirements

The Provincial Policy Statement, 2020 (PPS) speaks to the use of rural lands, specifically section 1.1.5.2 which states as follows:



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On rural lands located in municipalities, permitted uses are: a) the management or use of resources; b) resource-based recreational uses (including recreational dwellings); c) residential development, including lot creation, that is locally appropriate; d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards; e) home occupations and home industries; f) cemeteries; and g) other rural land uses.

Section 1.4.3 of the PPS speaks to the appropriate range and type of housing units. In essence this policy provides for the direction of additional types of housing units in areas appropriate for development.

Planning Staff are satisfied that the intent of the PPS is met with this application in the provision for the additional use of housing types.

The County Official Plan, specifically policy 4.2.5 relates to second units. This policy further refers to the requirements of the Planning Act to have official plans and zoning by-laws permit second units. Second units are also known as secondary suites under the County Official Plan. This policy further speaks to the development proposed in this circumstance as follows:

*Second units are also known as secondary suites, basement apartment and accessory apartments. They are self-contained residential units with private kitchen, bathroom and sleeping facilities within a main residence or structures addition to a dwelling unit (e.g. **above garages**).*

The Municipality of West Grey currently does not permit secondary units of the nature being proposed. To achieve this purpose, this application has been requested on a site-specific basis. However, as the Planning Act does require regard for the permission of second units these components are being reviewed as part of the municipality's review of the zoning by-law and are anticipated to be contemplated in future on a broad basis.

Municipalities must have regard for the policies noted above, including the requirement to meet Minimum Distance Separation (MDS) requirements. Planning Staff have reviewed MDS related to this property and have no concerns in this regard. The majority of this property contains managed forest and is not farmed for cropping purposes and is not anticipated to be converted to the latter in future.

Planning staff are satisfied that the proposed application is consistent with PPS and the County Official Plan. The area in question has been delineated for this purpose to circumvent the placement of the structure in a manner that may lean itself toward a request for further severance of the lands in future.

Financial and resource implications

None



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Staffing implications

None

Consultation

Pending

Alignment to strategic vision plan

Pillar: To build a better future

Goal: Review and consider the Official Plan

Strategy: Provide a variety of development and housing options

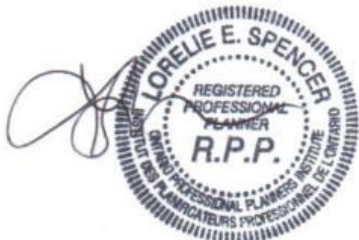
Attachments

- 1.) Application form (commissioned)
- 2.) Draft zoning by-law
- 3.) Draft zoning by-law schedule

Next steps

That the by-law be considered for 1st, 2nd, and 3rd reading of Council at a subsequent meeting. Following the applicable appeal period, provided that no appeals are received, the applicant will be notified that they may apply for a building permit.

Respectfully submitted:



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